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Cypress County

MUNICIPAL DEVELOPMENT PLAN



Bylaw No. 2023/15

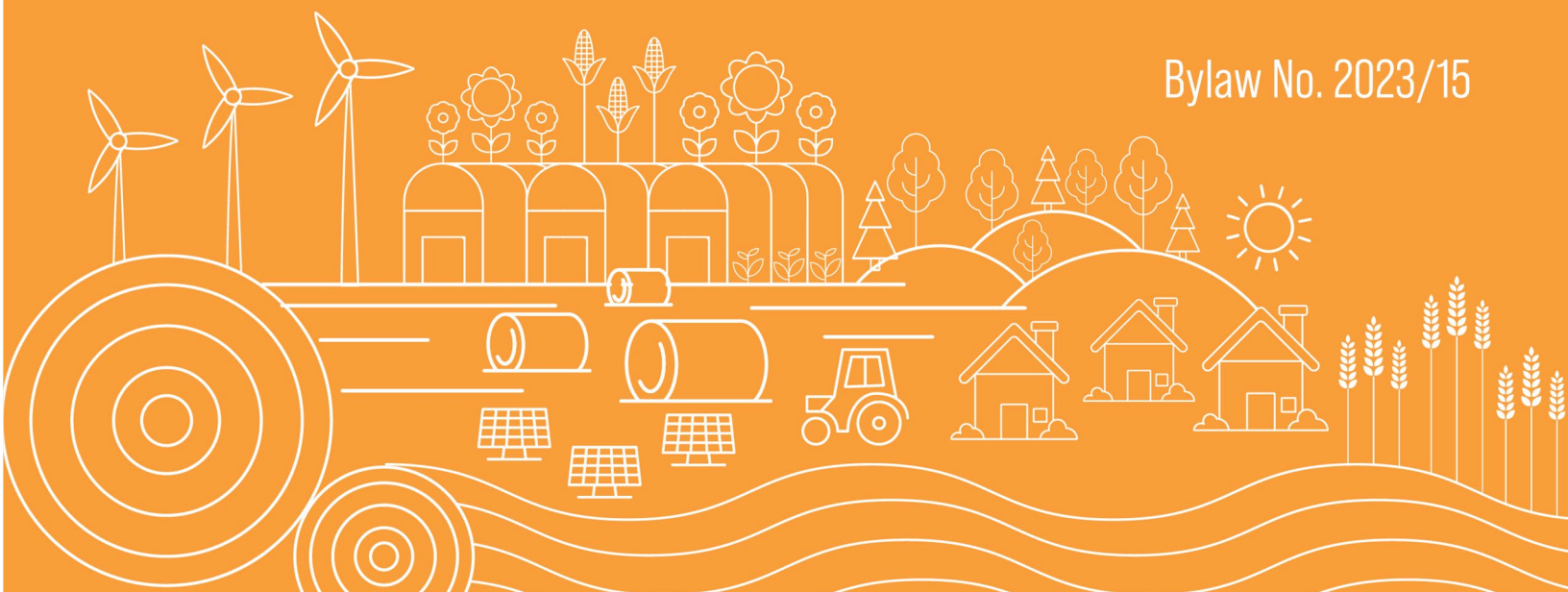




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1 INTRODUCTION



1.1 Legislative Requirements – What is a Municipal Development Plan?

A Municipal Development Plan is a requirement of the *Municipal Government Act* Alberta 2000 Chapter M-26 (MGA), as amended. It is a statutory plan that guides growth, long-range planning, and land use in a municipality. It also helps guide Council decisions on key issues like conservation of the natural environment, investment in infrastructure and services, and characteristics of future development.

This Municipal Development Plan (herein referred as the “MDP” or “Plan”) has been prepared under the direction and in accordance with the MGA. It is intended to provide a clear vision and policy framework to guide where and how development and growth may take place in Cypress County.

This MDP has been prepared under the legislative authority prescribed in Section 632 of the Municipal Government Act (herein referred to as “MGA” or “the Act”). The MGA identifies the required and optional contents of an MDP. Required contents include addressing future land use, the manner of and the proposals for future development, coordination of land use and future growth patterns, provision for required transportation and municipal services and facilities, and policies for development adjacent to sour gas facilities, the protection of agricultural land, and provision respecting municipal and school reserves. Optional contents in an MDP may include provisions for matters relating to the physical, financial resources, social, environmental, or economic development in the municipality. The optional items may also include statements regarding the County’s development constraints, including the results of any development studies and impact analysis, goals, objectives, targets, planning policies and corporate strategies.

This Municipal Development Plan has been prepared in accordance with the MGA. It is intended to support Cypress County’s agricultural and rural communities and identifies a long-term community vision statement for future growth with a development concept and land use and planning policies for the future.

1.2 Plan Interpretation

The structure of this MDP is intended to allow for easy interpretation of its policies:

- a) The Plan has a long-term **Community Vision** that is supported by **Guiding Principles** related to growth and land use, economy and employment, natural environment, community development, and governance. Each section begins with a **goal** that addresses a specific topic relating to the requirements of the MGA.
- b) Each section within the MDP addresses a specific topic relating to the requirements of the MGA.
- c) Within each section are subsections; each subsection lists specific **objectives** and subsequent **policies** that would help achieve the overarching **Community Vision** and **Guiding Principles**.

This structure works best when the document is interpreted in a holistic manner where each of the policies are viewed in the context of one another rather than separately. Generally, the objectives, and ultimately the principles and community vision of the MDP are more likely to be achieved by addressing the complete set of policy direction.



The policy within this MDP contains the operative terms ‘shall’, ‘must’, ‘will’, ‘require’, ‘should’, and ‘may’. The interpretation of these shall be as follows:

Shall, Must, Will or Require

indicates that actions are mandatory and apply to all situations.

Should

indicates direction to strive to achieve the outlined action but is not mandatory.

May

is discretionary, meaning the policy in question can be implemented if the municipality chooses to do so. This is typically dependent on context and individual circumstances.

Maps and figures have been provided as part of this MDP to show the general location of proposed land uses and future transportation and utility corridors. Boundaries are more refined in more area specific land use and statutory plans including area structure plans, redistricting amendments, and subdivisions. Minor changes to alignments or locations of map features may be undertaken as part of subsequent planning processes without amendment to this plan.

Any development proposed within the plan area of the MDP must consider and align with higher-order statutory plans including the South Saskatchewan Regional Plan (SSRP) and relevant Intermunicipal Development Plans. If a policy or regulation conflict arises between this MDP and a higher-order plan, the higher order plan shall prevail.

All provincial and federal policies and regulations in effect shall apply and shall prevail over the policies contained within this Plan. This MDP does not assume or bear any jurisdictional authority over federal or provincial Crown Land or, lands under another municipal jurisdiction.

1.3 Community Profile and Growth Trends

Cypress County is a large rural municipality, and according to the 2021 census, covers 12,978 square kilometres with a 2019 population of 7,524 people located on farms, country residences, and within nine hamlets. The hamlets, in order of population include Dunmore, Desert Blume, Irvine, Seven Persons, Suffield, Veinerville, Schuler, Walsh and Hilda. Most of the population is located in close proximity to the larger urban municipalities of Medicine Hat and Redcliff.

The major economic drivers for the County are from agriculture, oil and gas production, tourism, and Canadian Forces Base Suffield. While the global impacts on non-renewable resources have impacted the local economy, the County has witnessed the growth of renewable energy sources in the solar and wind power installations. In agriculture, a portion of the County has benefited from having access to irrigatable land for farming operations. The future in agricultural operations has been changing with the development of more intensive agricultural operations including greenhouse operations. While both renewable resources and more intensive farming operations provide a long-term economic opportunity, they also require additional land use planning considerations to mitigate any potential impacts on residents and County infrastructure.

Cypress County has a rich agricultural history dating back to the settlement of the natural grasslands more than a century ago. The depression and the drought in the “dirty 30’s” had a significant impact on what is now





the southern portion of Cypress County. The drought and depression caused significant hardship to the farmers resulting in farms being abandoned and the provincial government assuming control over the abandoned farms. In the 1930's the province formed Improvement Districts as a form of local government where the Minister of Municipal Affairs was responsible for providing all services in the Districts. In 1985 Cypress County was incorporated thereby amalgamating the former Improvement Districts. The historic drought conditions have shaped the importance of irrigated land to the agricultural community and rural lifestyle in the County.

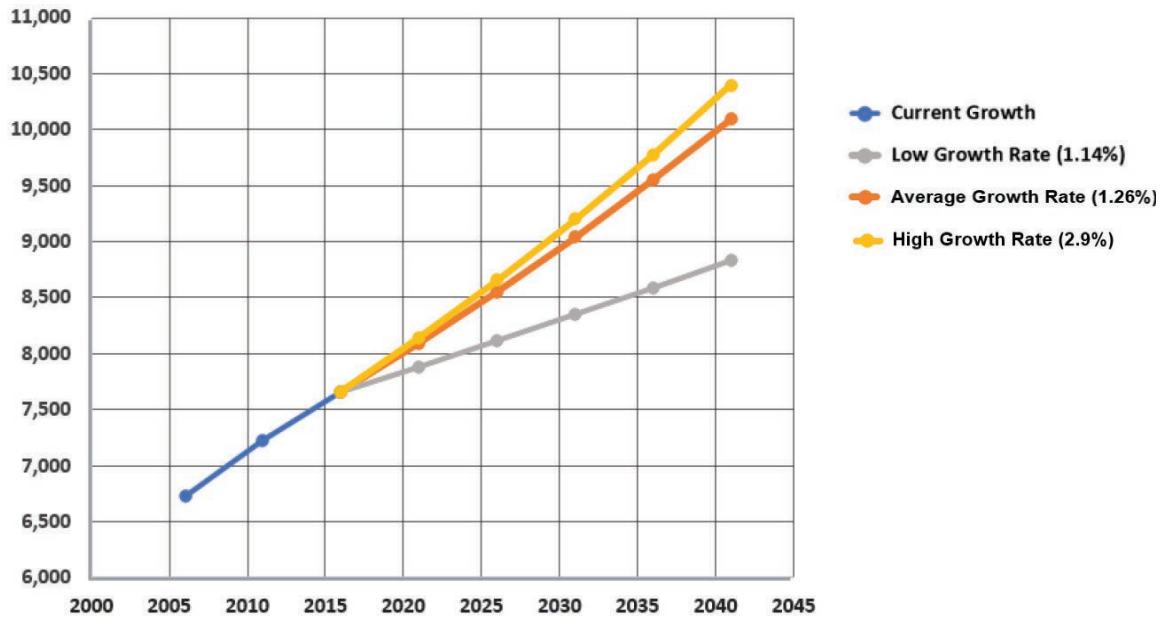
The natural landscape is also an integral part of the County and influencing where development may be located. Natural areas and features shaping the landscape include for example, native grasslands, South Saskatchewan River, Ross Creek, Sage Creek, Chappice – Sam Lakes, Many Island Lake, Cypress Hills, Hargrave Coulees, Milk River Canyon, Onefour Heritage Rangeland, Manyberries Creek Badlands, Eagle Butte, and the Sage Grouse Protection Area. Many of these natural areas are of provincial and national significance and provide recreational opportunities to both County residents and tourists.

According to the Recreation Master Plan (2020) the forecasted growth rate for Cypress County is projected to grow at a rate of 1.14% per year in the low growth scenario, 1.26% in the average growth scenario, and 2.9% in the high growth scenario. The growth rates indicate that the County is growing, albeit slowly, which is important to consider when deciding where and how to direct new growth to appropriate locations, while being mindful of the impacts on existing development and residents.



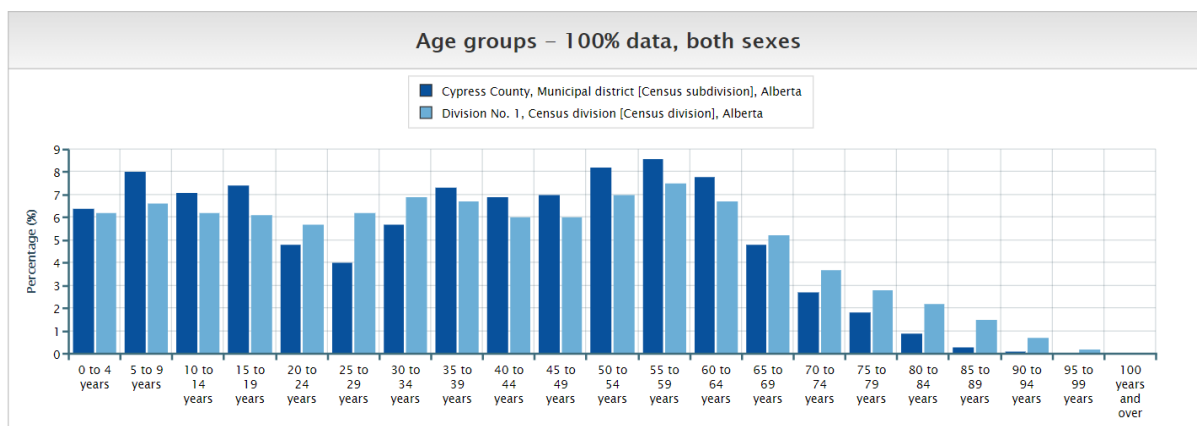
▼ FIGURE 1: POPULATION GROWTH PROJECTIONS BASED OFF 2015 STATS CANADA MUNICIPAL DATA
 (Source: Cypress County Master Recreational Plan)

POPULATION GROWTH RATE



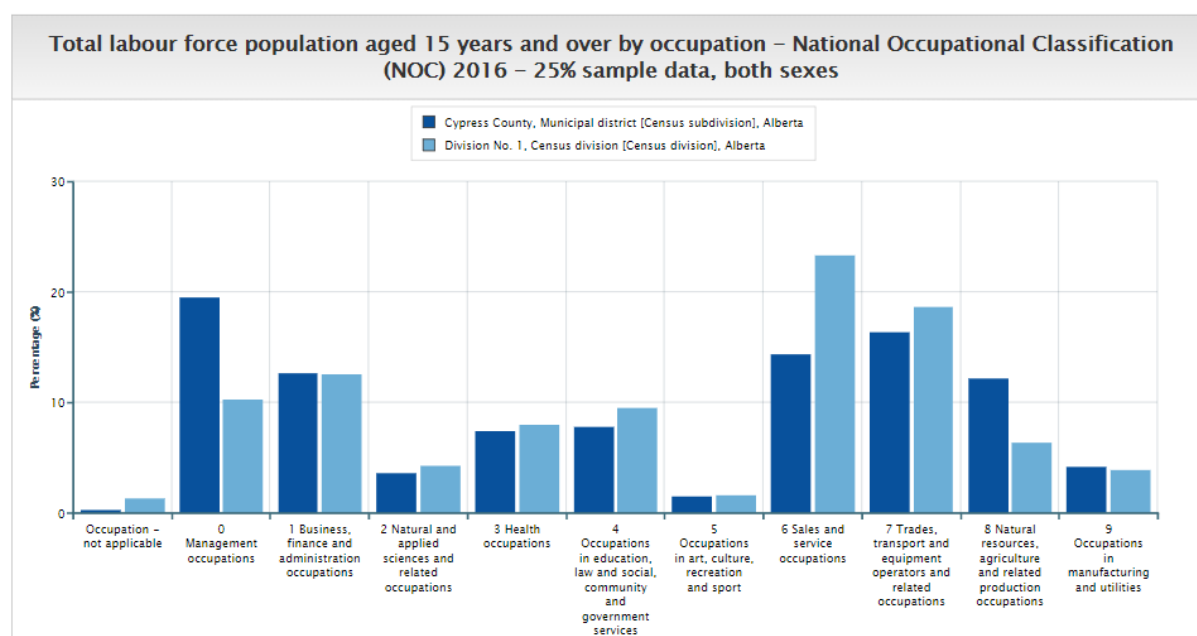
▼ FIGURE 2: AGE GROUPS CENSUS PROFILE, 2016 CENSUS - CYPRESS COUNTY, MUNICIPAL DISTRICT [CENSUS SUBDIVISION], ALBERTA AND DIVISION NO. 1, CENSUS DIVISION [CENSUS DIVISION], ALBERTA

(Source: Cypress County Master Recreational Plan)



▼ FIGURE 3: TOTAL LABOUR FORCE POPULATIONS CENSUS PROFILE, 2016 CENSUS - CYPRESS COUNTY, MUNICIPAL DISTRICT [CENSUS SUBDIVISION], ALBERTA AND DIVISION NO. 1, CENSUS DIVISION [CENSUS DIVISION], ALBERTA (STATCAN.GC.CA)

(Source: Cypress County Master Recreational Plan)

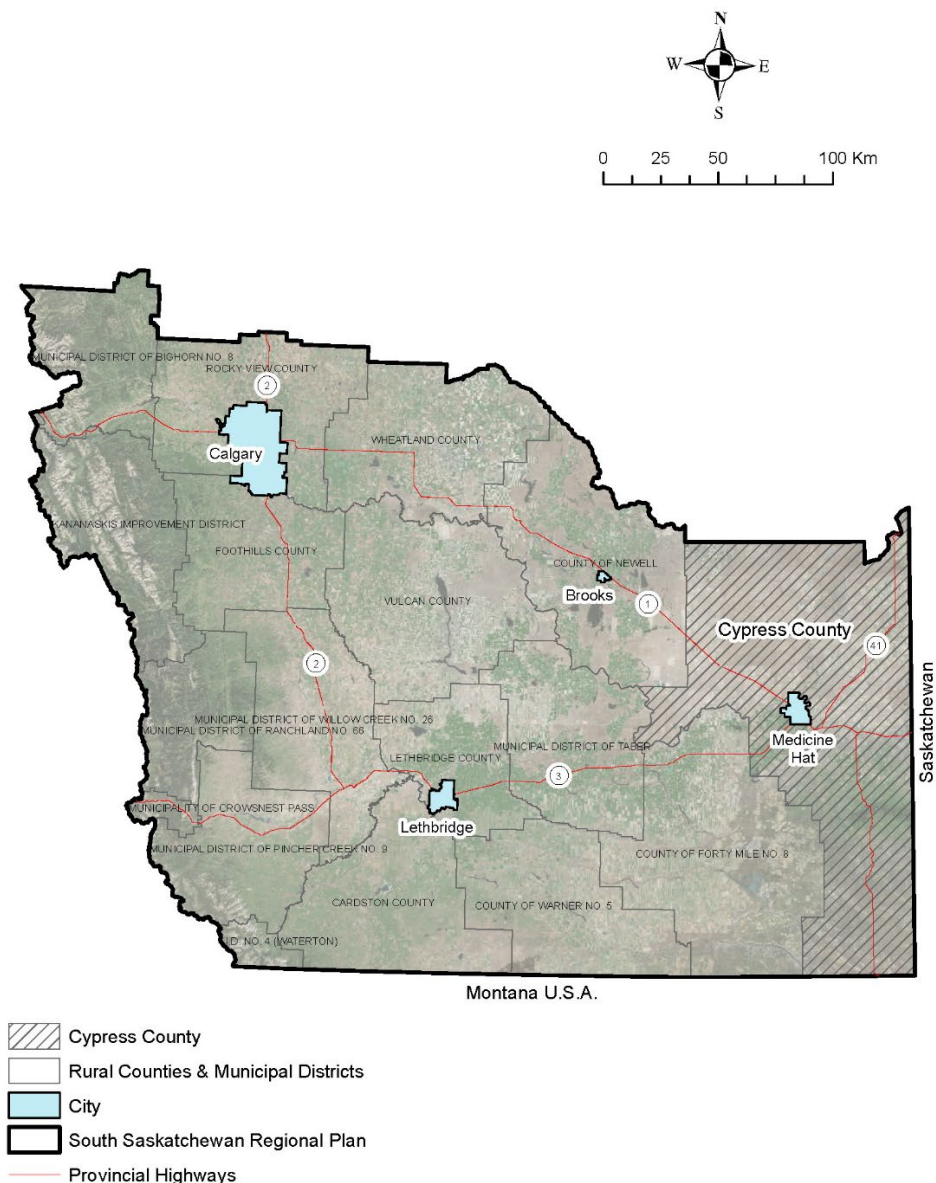


1.4 Regional Context Statement

Cypress County is located on the eastern edge of the Province's South Saskatchewan Region. The South Saskatchewan Region covers 83,764 square kilometres and includes the South Saskatchewan River Basin extending from the Rocky Mountains to Cypress Hills. Major centres in the region include the Cities of Calgary, Lethbridge, Airdrie, Brooks and Medicine Hat. Cypress County is part the tri-municipal subregion surrounding the City of Medicine Hat and the Town of Redcliff. The South Saskatchewan Region represents the land-use planning interests of the province within the South Saskatchewan River Basin for both Provincial Crown land and private lands. The province's interests extend to areas including renewable and non-renewable resource development, ecosystems and environmental management, and human settlement. The municipalities in the region must align their municipal development plans to the South Saskatchewan Regional Plan.

▼ MAP 1: REGIONAL CONTEXT

Map 1 - Regional Context



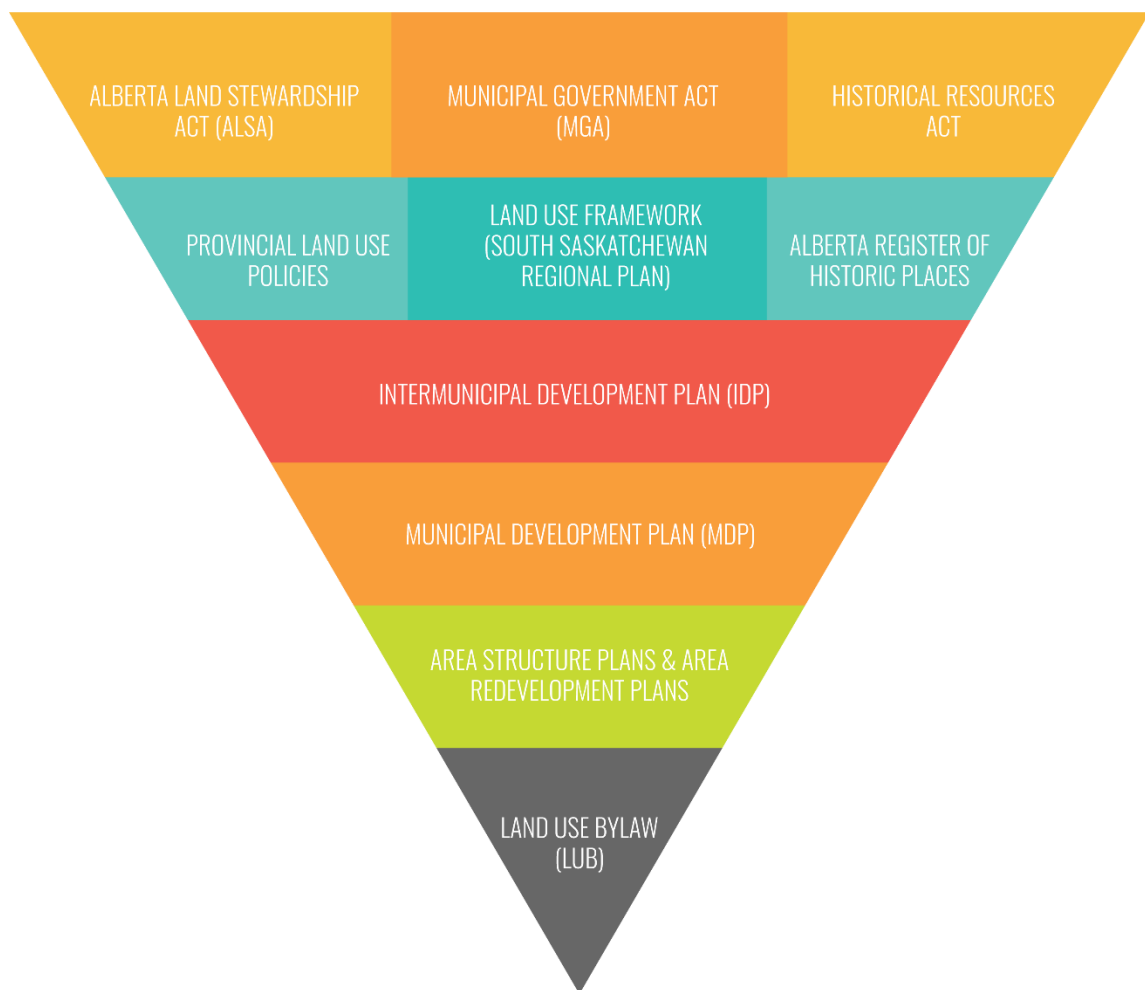
1.5 Planning Framework and Supporting Studies

The following planning framework outlines the key planning documents that help guide land use and development across Cypress County. It provides context for how each document interacts and informs each other.

Within Alberta, there are a number of documents that govern how and when land is developed, and ultimately defining what can or cannot be built on a property. The documents start at a high level and at a province-wide scale, gradually decreasing in scale all the way down to individual properties. It is helpful to think of the planning framework as a hierarchy of planning details. At the top of the hierarchy, provincial acts and regulations identify the enabling legislation and requirements municipalities must follow in land use planning and development. At the municipal level, Intermunicipal Development Plans (IDPs) and the MDP provide broad, high-level policy and direction. Lower-level plans of the hierarchy are subordinate to the plans above and must be consistent with policies and regulations of higher-level plans.

The hierarchy of the different plans and legislation is identified in Figure 4.

▼ FIGURE 4: PLANNING HIERARCHY IN ALBERTA



Municipal Government Act (Provincial Legislation)

The MGA is the provincial legislation that all municipalities are required to follow; it provides a framework for how municipalities are empowered to shape their individual communities. The MGA also identifies the hierarchy and relationship of other statutory plans, with the intent of each plan being consistent with the plan above it, and in the event of inconsistency, which provisions in what plan are to prevail. In summary, an MDP is intended to bridge higher level regional and inter-jurisdictional plans with those specific to a municipality. The broad provisions of a municipal development plan are often implemented through area structure plans, area redevelopment plans and the land use bylaw.

Land Use Framework (Regional Plans)

The Alberta Land Stewardship Act (ALSA) provides the legal authority necessary to implement the Land Use Framework (LUF) for municipalities in Alberta and established the legal basis for the development of regional plans. The province is divided into seven different subregions related to major drainage basins across Alberta. The regional plans are intended to manage the impacts development has on the air, land, water, and biodiversity. Cypress County falls within the South Saskatchewan Regional Plan.

South Saskatchewan Regional Plan

The MGA requires that all statutory plans in the South Saskatchewan Region (as established in Alberta's LUF) must comply with the South Saskatchewan Regional Plan (SSRP) (adopted September 1, 2014). The IDP is developed in consideration of the objectives and strategies in the SSRP and complies the overall intent of the policies contained within the regional plan. The SSRP prevails over all statutory plans to the extent of a conflict or inconsistency.

Intermunicipal Development Plan

IDP's are documents that are agreed upon by municipalities that share a common border. These documents are intended to help guide Council decisions in ways that align with the interests of all municipalities included in the partnership. An IDP may include how municipalities will work together, the development of joint lands, and how to coordinate amenities and infrastructure such as transportation, water, utilities, and other municipal services across boundaries. The intermunicipal development plans approved by Cypress County and providing policy direction and guidance to the municipal development plan include, the Tri-Area Intermunicipal Development Plan with the City of Medicine Hat and the Town of Redcliff (Bylaw 2020/03), the Municipal District of Taber and Cypress County Intermunicipal Development Plan (Bylaw 2018/14), and the County of Newell and Cypress County Intermunicipal Development Plan (Bylaw 2019/30).

Municipal Development Plan

As previously discussed, the MDP is a municipality's primary statutory planning document and is used to provide high level strategic growth directions, and overall land use planning guidance. The MDP also fills in policy requirements for areas that are not covered within the boundaries of subordinate plans.





Area Structure Plan

An area structure plan (herein referred to as “ASP”) is a statutory document that provides more detailed land use strategies for growth and development within a municipality. ASPs generally contain goals, objectives and policies that build on the higher level MDP but are more specific to certain areas within a municipality. An ASP outlines the sequence of development, general land uses, density of population, major transportation routes and utilities, location of reserves and any other matter that a council considers necessary. The area structure plans used to provide policy direction to the MDP included Township Road 120 (Bylaw 2011/34), Dunmore (March 2013), Gasoline Alley (Bylaw 2020/06), Highway 524 (Bylaw 2008/17), Desert Blume (January 1991), Irvine (Bylaw 2018/12), Seven Persons (Bylaw 2018/07), Suffield (December 2010), and Cypress Hills Fringe Area Structure Plan (Bylaw 2003/03). The existing Area Structure Plans are identified in Map 2: Statutory Plan Map.

Land Use Bylaw

The MGA requires that a municipality has a Land Use Bylaw (herein referred to as a “LUB”). A Land Use Bylaw assigns every parcel of land in the municipality a land use district and details the permitted and discretionary land uses in each district. A LUB also regulates the development of land and buildings within a municipality, as well as administrative and enforcement details.

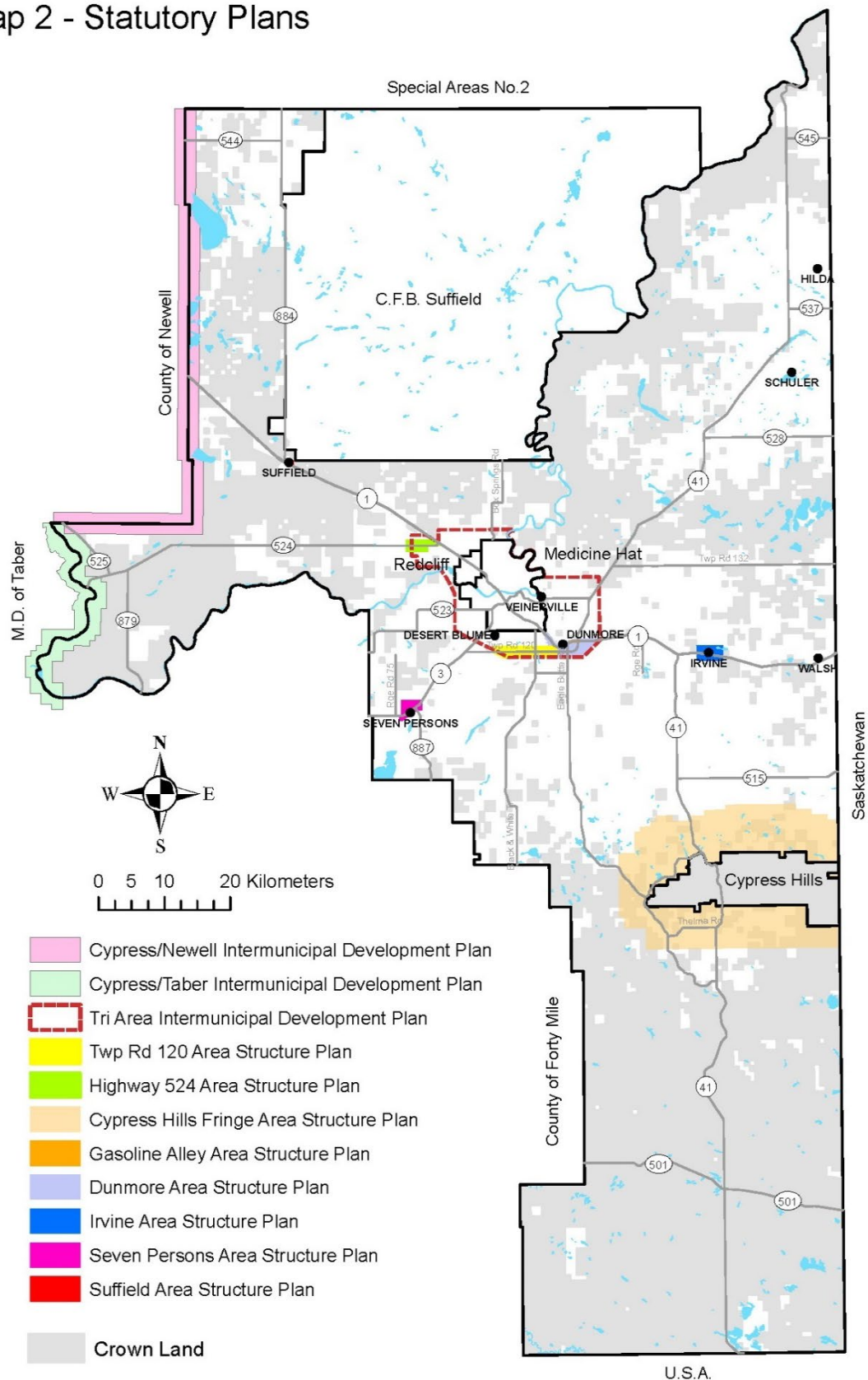
Supporting policies and studies:

County policies and supporting studies have also assisted in providing background information and guidance for the MDP policies. The list of policies and background studies used include, Council’s Strategic Plan, Uniqueness of Cypress County Hamlets, Endeavour to Assist Policy (2018/516), Hard Surfacing Roads in Rural Subdivisions Policy (2014/357), Maintenance of Developed Roads to Residence Policy (2016/348), Construction of Roads to Permanent Residences Policy (2016/349), Cypress County Design Guidelines and Construction Standards document (February 2021), Water Management Study (2021), and Cypress County Recreational Plan (2020).



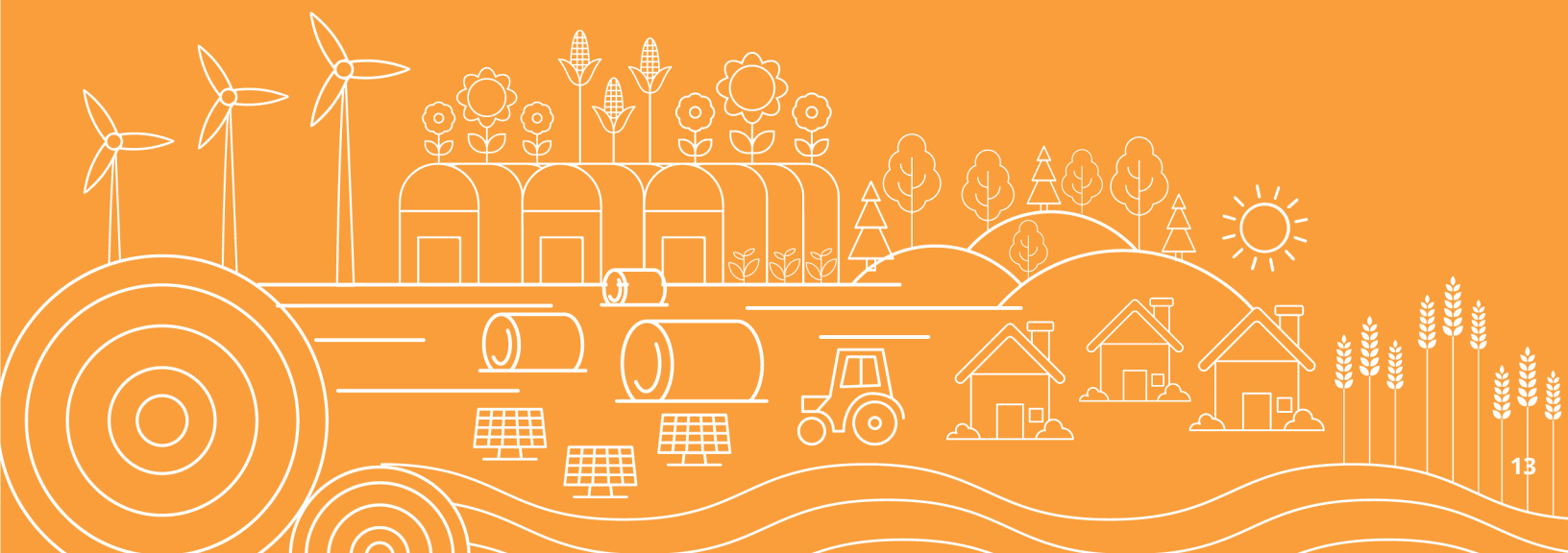
▼ MAP 2: STATUTORY PLANS

Map 2 - Statutory Plans



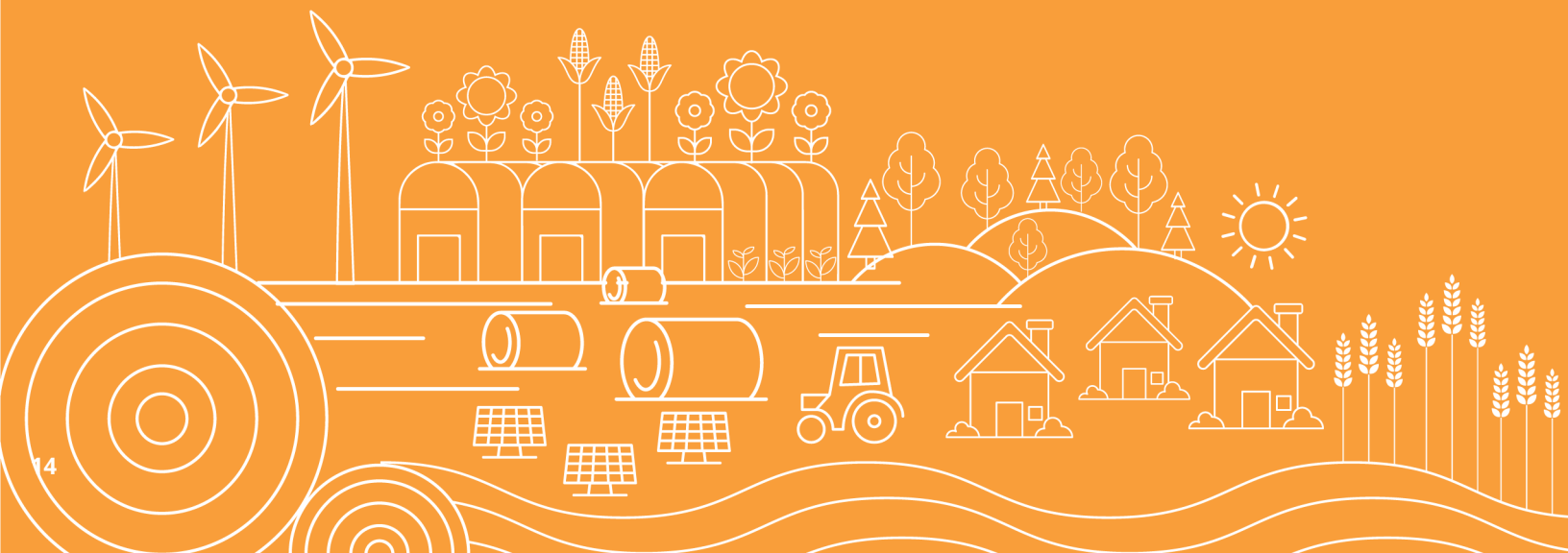
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COMMUNITY VISION STATEMENT AND GUIDING PRINCIPLES



2

COMMUNITY VISION STATEMENT AND GUIDING PRINCIPLES



2 COMMUNITY VISION STATEMENT AND GUIDING PRINCIPLES

2.1 Community Vision Statement

The community vision statement is the community's aspirations for the future of Cypress County. The vision statement represents the ideal future state the County will strive towards over the life of the Plan. The guiding principles represent elements and specific areas of focus through which the objectives and policies in the Plan are used to assist the County in becoming a more resilient and sustainable regional community. The guiding principles also provide a decision-making tool or lens in making land-use decisions and understanding how to balance land use, social, economic, environmental and governance parameters and guide County development and growth decisions.

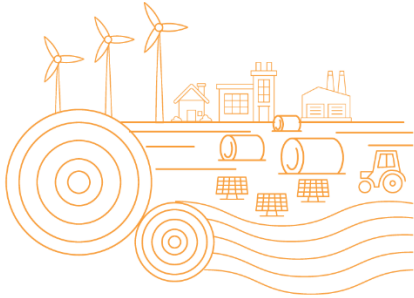
Cypress County residents are proud of their agricultural history and rural quality of life. Agriculture plays an essential role in the economy and contributes to the lifestyle and character of the County. Economic diversification and innovation have enabled the County to become more resilient and sustainable while balancing the community needs and desires of residents. Residents live in well-planned hamlets and rural residential areas and enjoy great recreational amenities while preserving the unique natural environment for future generations to enjoy. The County supports and embodies local and regional partnerships enabling a collective prosperity and well-being for the region.



2.2 Guiding Principles

The guiding principles are a decision-making tool for implementing the Plan objectives and policies. When the guiding principles are applied to all land use and community growth decisions in a balanced perspective, it provides a framework for improved decision-making and actions to achieve the vision statement.

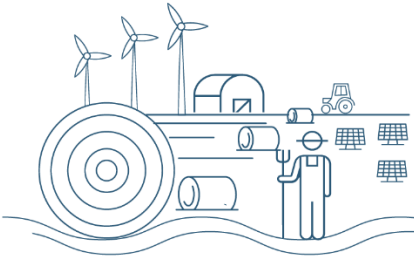
PRINCIPLE 1



GROWTH & LAND USE

Cypress County directs growth and development to designated development areas and to growth hamlets where servicing capacity and community services are able to be provided in a long-term financially viable and responsibly planned manner. Land Uses and land use planning decisions meet the needs of the community now and in the future.

PRINCIPLE 2



ECONOMY AND EMPLOYMENT

Cypress County encourages and supports economic diversification and innovation in existing industry sectors and attracts new sectors, to increase the County's assessment and tax base while creating employment opportunities and resilient economy now and in the future.

PRINCIPLE 3



NATURAL ENVIRONMENT

Cypress County directs growth and development away from environmentally sensitive and critical habitat areas, values careful stewardship of the natural environment and historic resources, and is committed to the protection, preservation and/or enhancement of these resources through effective and appropriate conservation and management practices.

PRINCIPLE 4



COMMUNITY DEVELOPMENT

Cypress County manages the expansion and lifecycle of community infrastructure and services to growth hamlets and identified development areas in a manner that will provide efficient, effective, and necessary community infrastructure and services to help the community thrive as complete communities now and in the future.

PRINCIPLE 5



GOVERNANCE

Cypress County supports a collaborative relationship with regional partners, businesses, community groups, and neighbouring municipalities to find common ground and solutions on land use, economic, community and environmental challenges facing the County and its partners. The County also supports a system of municipal government which maintains the capacity and resources to provide the necessary services and infrastructure in a sustainable manner now and in the future.

2.3 Community Engagement and Consultation

This Plan sought to gather local insight from stakeholders to prepare the County, and ultimately to obtain consensus around policies, regulations and land uses within the County's Municipal Development Plan (MDP) and Land Use Bylaw (LUB). The engagement for this Plan was completed between the months of June and August and involved the following steps and initiatives:



2.4 Existing Considerations and Development Constraints

General considerations for this Plan's creation included reviewing and locating existing development constraints, both natural and manmade, and identifying where existing community infrastructure and assets exist. Five maps were considered:

Map 3: Natural Resource Considerations

General considerations for natural resources are described in Map 3a and Map 3b. This map contains layers related to existing and potential areas of aggregate extraction, and oil and gas wells and pipelines, and sour gas facilities. The County shall require applicants to identify, consider and respect all applicable federal, provincial, and municipal regulations related to these identified areas.

Map 4: Environmentally Significant Areas and Water Bodies

The County has large tracts of land identified as being environmentally significant at both the provincial and national level. Similarly, the waterbodies are identified as being regionally significant and part of the South Saskatchewan River basin. Development within, and near, environmentally significant areas and waterbodies may, at the discretion of the County, be required to provide further studies and implement mitigation methods to preserve and protect these natural features. Similarly, the County is home to multiple provincial parks, natural areas, and protected areas, as well as, federal environmental protection order areas, and environmentally significant areas recognized at an international and national level. Development on these lands will be required to follow all applicable provincial and federal policies, guidelines, and regulations.

Map 5: Human-Made Development Constraints

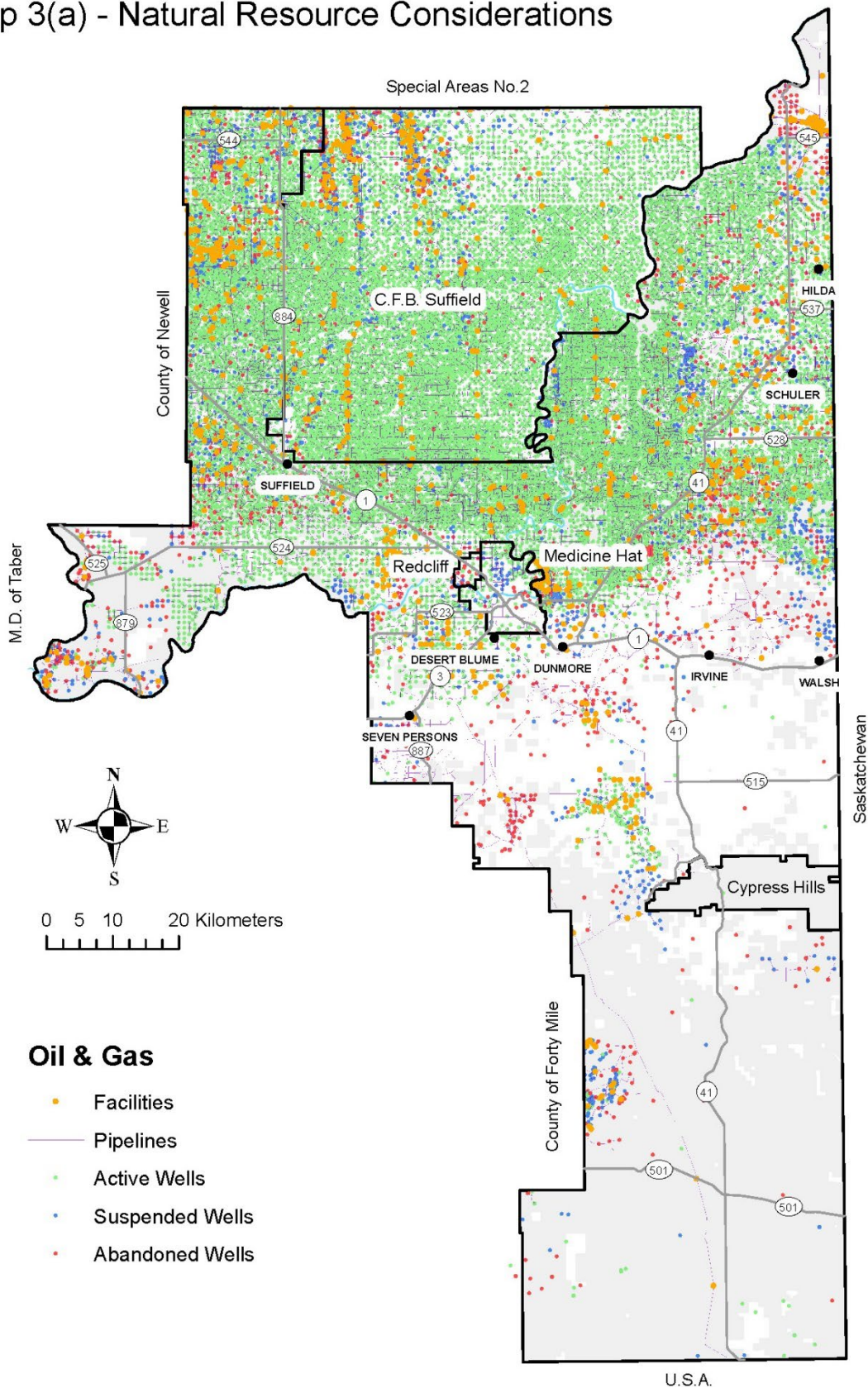
The County has many human-made development constraints that will need consideration prior to future development. These include the airport protection areas near the Medicine Hat Airport, proximity to landfills and sewage lagoons, and confined feeding operations, which all require specific policies and subsequent regulations for future development on or near them.

Map 6: Irrigation Network and Farmland

The irrigation network in the County provides a lifeline for the farming industry. Future expansion of the irrigation network within the County is likely to build off the existing irrigation network, as described in this Plan. This map displays the existing irrigation network, as well as the existing irrigated, cultivated, and naturalized areas within the County.

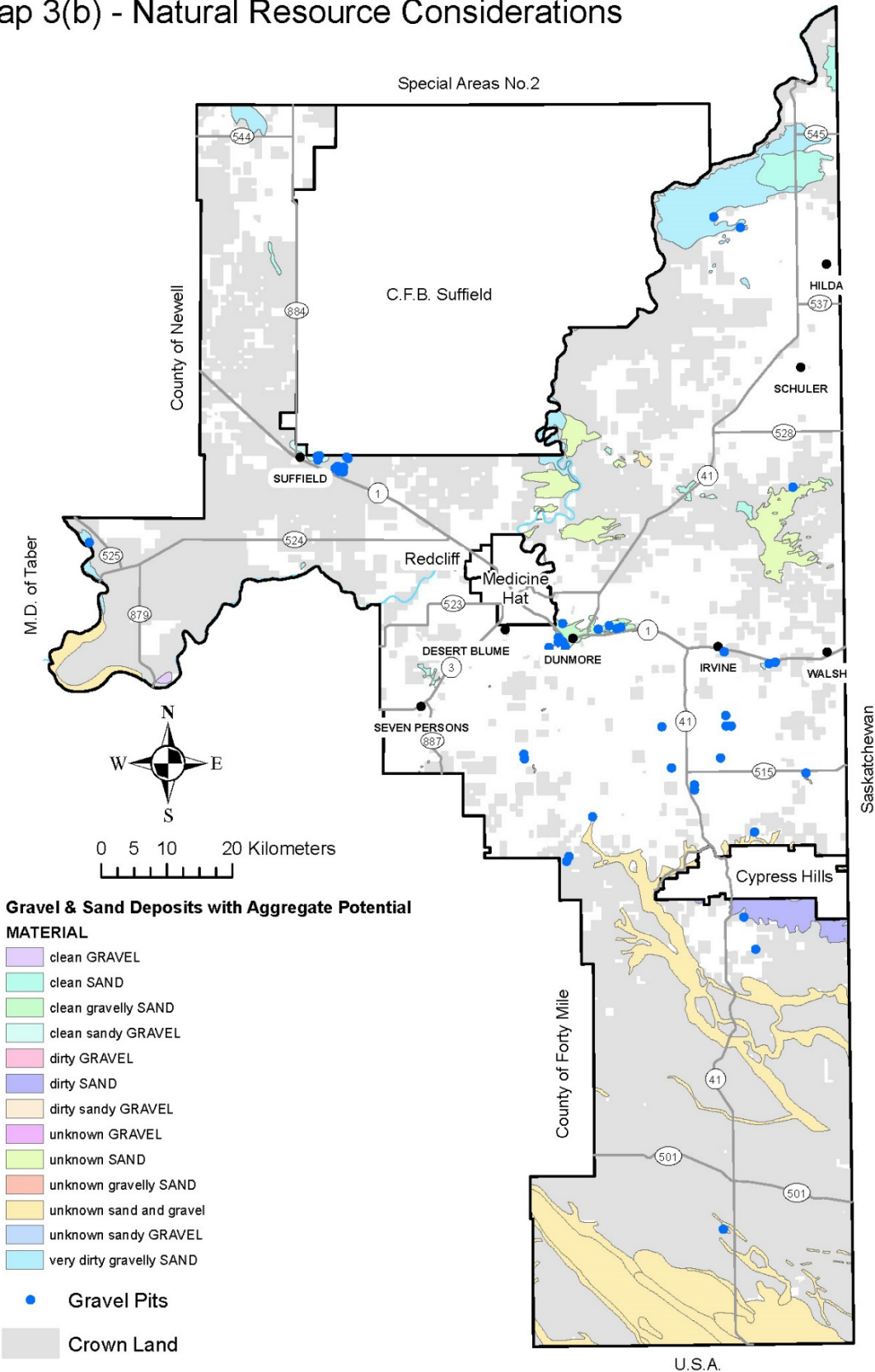
▼ MAP 3(A): NATURAL RESOURCE CONSIDERATIONS

Map 3(a) - Natural Resource Considerations

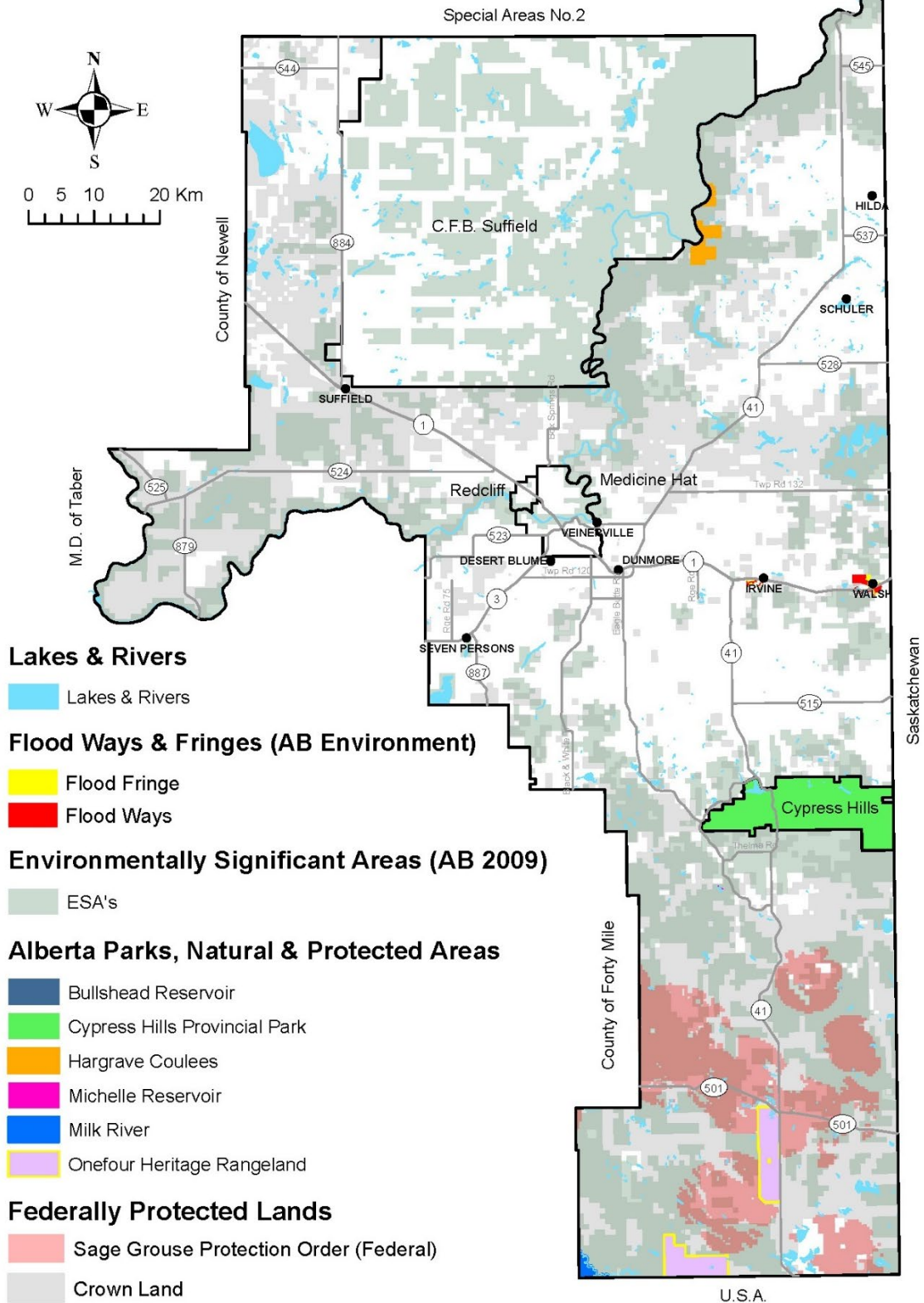


▼ MAP 3(B): NATURAL RESOURCE CONSIDERATIONS

Map 3(b) - Natural Resource Considerations

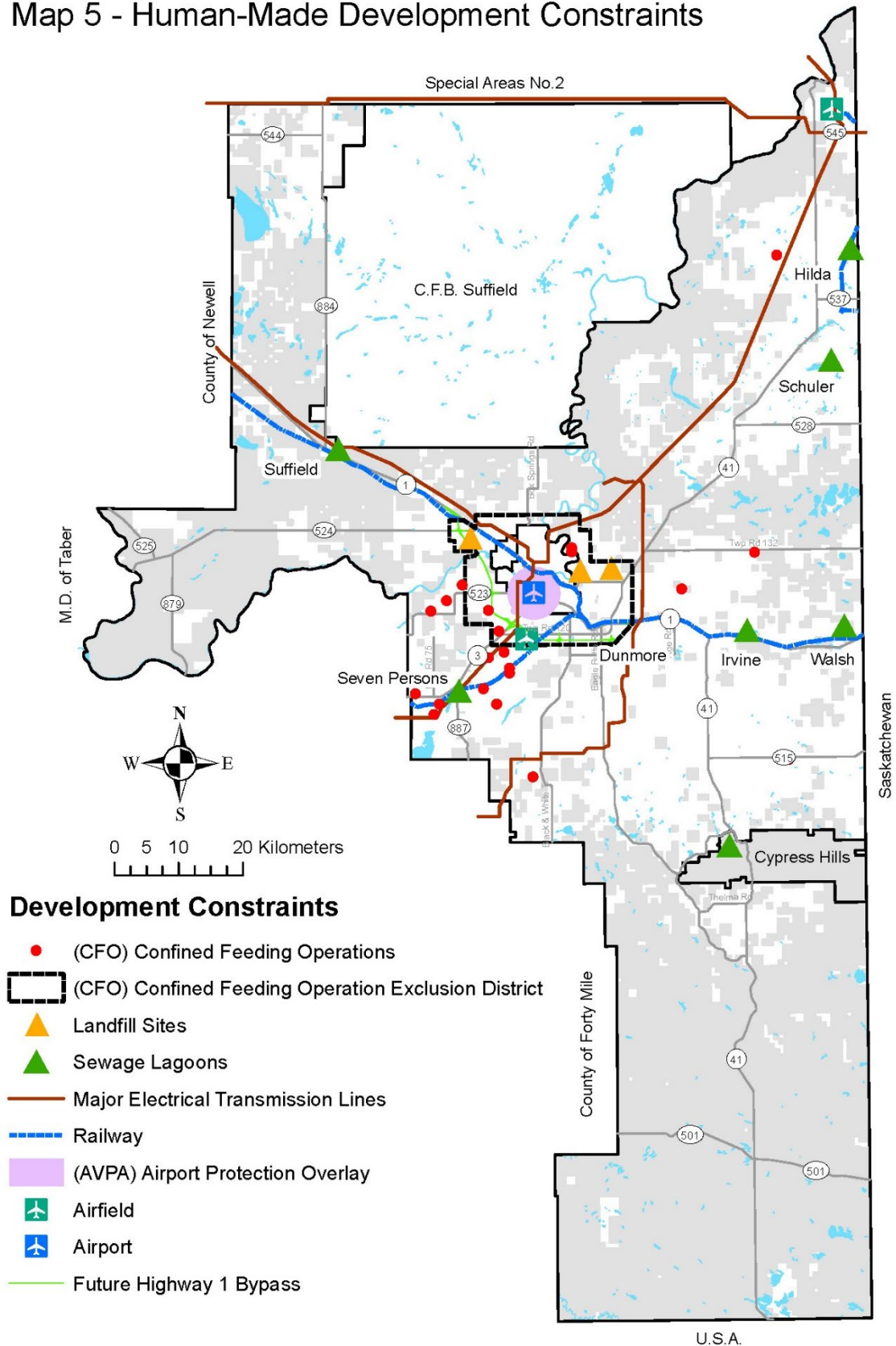


▼ MAP 4: ENVIRONMENTALLY SIGNIFICANT AREAS AND WATER BODIES

Map 4 - Environmentally Significant Areas
& Water Bodies

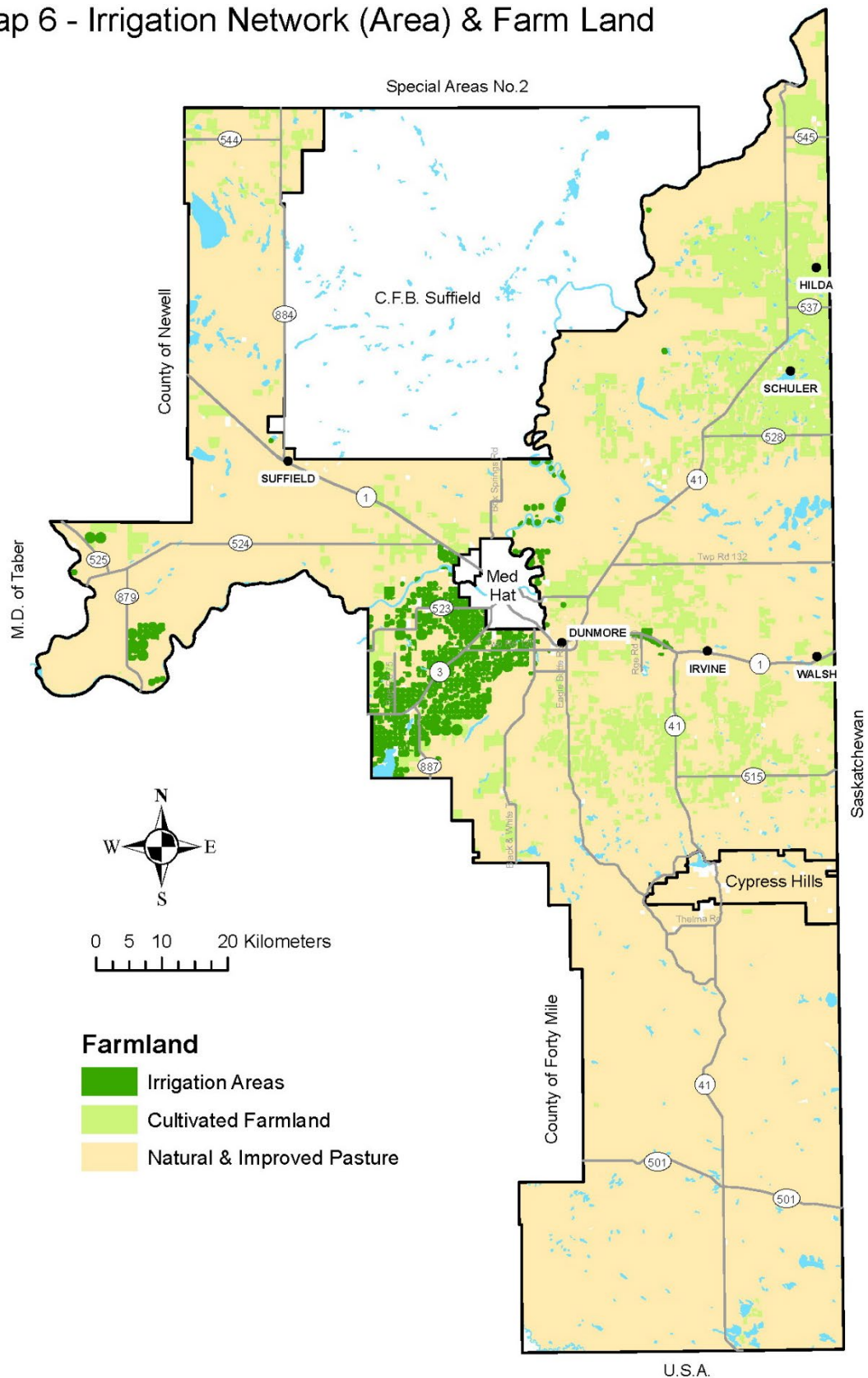
▼ MAP 5: HUMAN-MADE DEVELOPMENT CONSTRAINTS

Map 5 - Human-Made Development Constraints



▼ MAP 6: IRRIGATION NETWORK (AREA) AND FARMLAND

Map 6 - Irrigation Network (Area) & Farm Land



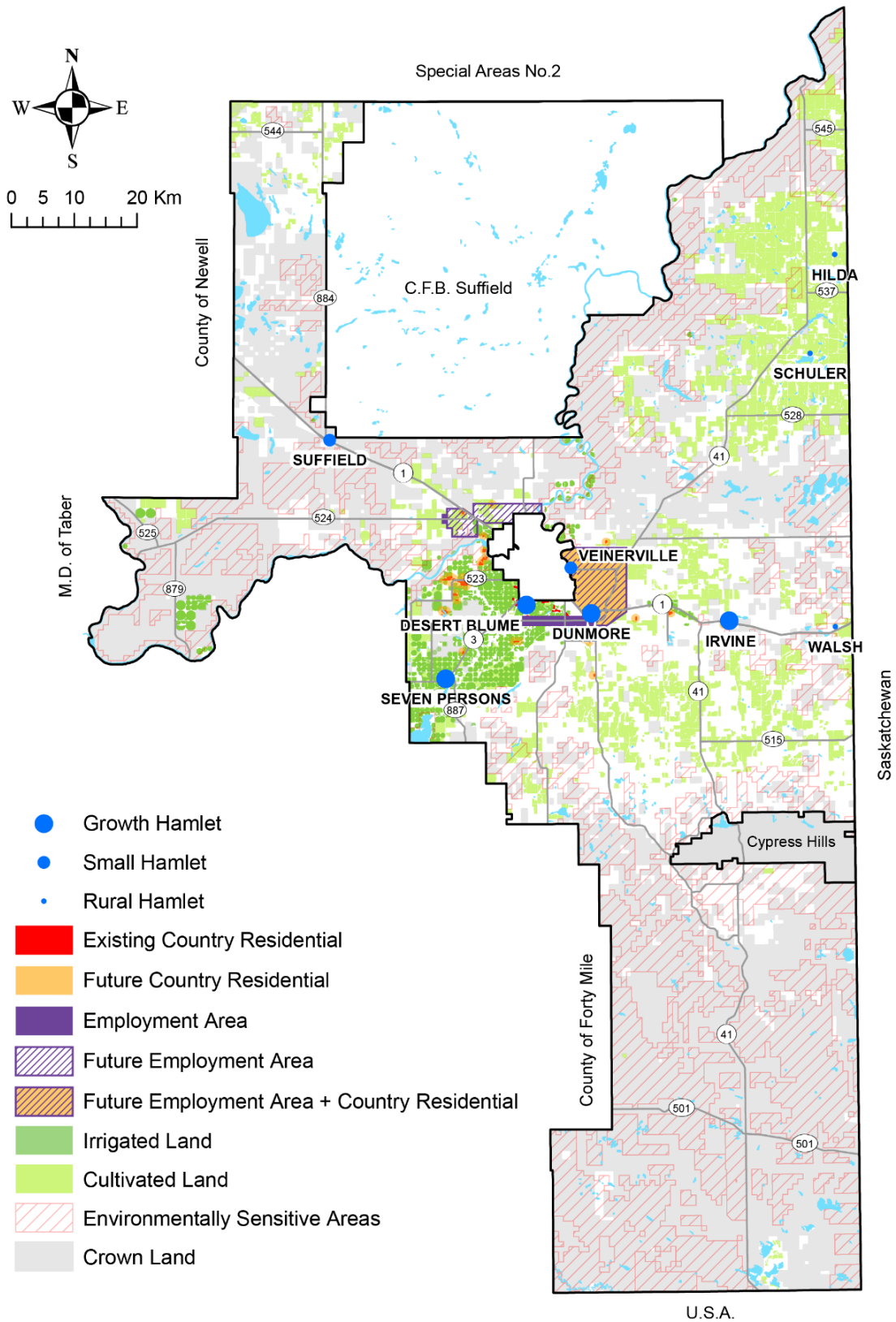
3 GENERALIZED DEVELOPMENT CONCEPT

The Development Concept identifies the land use policy and priority growth areas: Agriculture, Major Employment, multi-parcel Country Residential, Growth Hamlets, Small Hamlets and Rural Hamlets to be maintained. The Development Concept also includes Environmentally Significant Areas. The Development Concept considers historical growth patterns in the County as well as, the objectives and policies contained in this MDP, and adopted Intermunicipal Development Plans, and other approved area structure plans. The Development Concept and the objectives and policies contained in this Plan work together to guide development and community growth decisions.



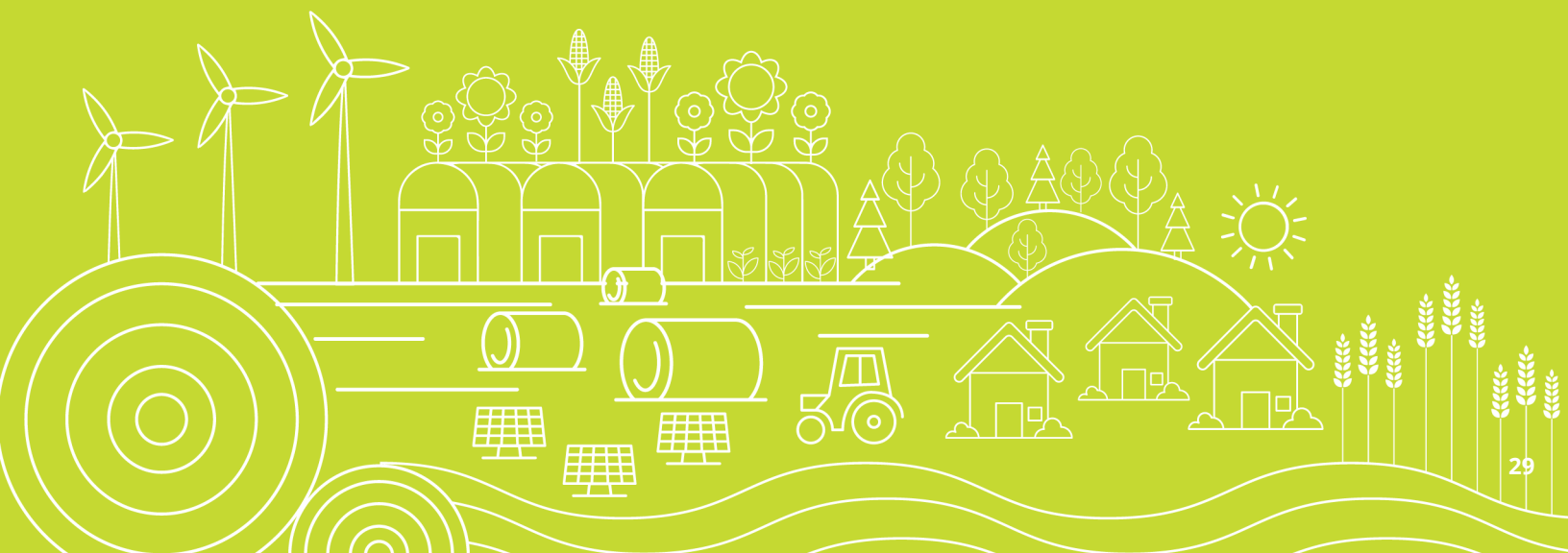
▼ MAP 7: GENERALIZED DEVELOPMENT CONCEPT

Map 7 - Generalized Development Concept



4

LAND USE POLICIES



4

LAND USE POLICIES



4 LAND USE POLICIES

4.1 Development in Agricultural Areas

Cypress County has a long, proud history of agricultural related activities driving development and growth within the community. To celebrate this history, while allowing for innovation in the agricultural sector, Cypress County is committed to nurturing the agricultural industries by supporting the right to farm in the community and minimizing the fragmentation of prime agricultural land, championing agricultural diversification, and providing opportunities for value-added agriculture, agri-tourism, and agri-education within the County.

OBJECTIVES

- » *To protect better agricultural land and preserve it for agricultural purposes.*
- » *To give the priority to agriculture as the most important economic activity in the municipality.*
- » *To limit the impact of fragmenting agricultural land for non-agricultural purposes, while balancing the demand for rural lifestyles. To promote the expansion of irrigation systems within the municipality.*
- » *To support innovative agricultural related activities in the County, in a managed way to reduce their impacts on adjoining lands.*
- » *To minimize encroachment of incompatible land uses near confined feeding operations in order to ensure their continued operation and viability.*
- » *To encourage the efficient use of agricultural parcels that are fragmented by natural or man-made features.*

POLICIES

Right to Farm	4.1.1	The County shall prioritize agriculture over other land uses in the areas designated as Agriculture in Map 7: Generalized Development Concept.
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POLICIES

Conservation of Irrigated Farmland

- 4.1.2 The County **shall** protect and retain irrigated farmland for agricultural purposes to support the viability of agricultural operations and preservation of improved and productive agricultural farmland.
- 4.1.3 The County **shall** encourage that new roads, canals, and transmission lines are strategically placed, avoiding unnecessarily fragmenting or restricting agricultural operations.
- 4.1.4 The County **should** direct non-agriculture development to areas better suited for the use elsewhere in the County.

Keeping the Family on the Farm

- 4.1.5 The County **shall** support rural lifestyles by allowing diverse housing types and complementary land uses in agricultural areas that encourage multiple generation of families to stay on the farm and/or within the agricultural sector, which may include secondary suites, garden suites, and second, or in some instances third, dwellings.

Expanding Irrigation Networks

- 4.1.6 The County **shall** support the expansion of irrigation throughout the municipality as a means for strengthening the agricultural economy and as a means of maintaining already irrigated parcels.
- 4.1.7 The County **shall** continue to consult with local irrigation districts to ensure irrigation infrastructure is protected from incompatible or inappropriate development.

Value-Added Agriculture

- 4.1.8 The County **shall** allow small-scale, value-added agriculture and agricultural related services and industries to locate within agricultural areas.
- 4.1.9 The County **should** encourage large-scale value-added agricultural and industrial agriculture industries to locate in the areas designated as Employment Areas in Map 7: Generalized Development Concept.
- 4.1.10 The County **shall** support the diversification and expansion of existing agricultural operations into innovating and emerging agricultural sectors.
- 4.1.11 The County **should** be flexible in subdivision and development practices to support innovative and emerging agricultural sectors that complement and are non-intrusive to existing agricultural practices. This **may** include supporting smaller tracts of agricultural land to be subdivided to support such sectors.



POLICIES

Greenhouses, Market Gardens, Exotic Livestock

- 4.1.12 The County **shall** support the subdivision of a parcel of better agricultural land for intensive agricultural uses such as greenhouses, market gardens, or exotic livestock if the following conditions are met:
- there is an adequate supply of water for the development;
 - the proposed development is viable and compatible with other uses in the area; and
 - the proposal complies with the regulations outlined in the Land Use Bylaw, and Cypress County Design Guidelines and Construction Standards.

Development Adjacent to Intensive Agricultural Operations

- 4.1.13 The County **shall** continue to recognize agricultural as the primary industry within the County, and that from time to time, agricultural operators must perform farm operations that create dust, noise, odour, and additional traffic related to the farm operation which is a normal and acceptable practice in an agricultural community, and that meet the standards generally accepted within the County.





POLICIES

Locating New Confined Feeding Operations

- 4.1.14 The County **will** support confined feeding operations requiring an approval, authorization, or registration, if the following conditions are met:
- the site is not located within 1.6 km of the boundary of a hamlet identified in Map 7: Generalized Development Concept as a Growth Hamlet, Small Hamlet, or Rural Hamlet.
 - the size of the parcel is conducive to supporting the operation and that all buildings, structures, compost areas, stockpiles or excavation areas comply with property line and roadway setbacks as outlined in the Land Use Bylaw.
- 4.1.15 The County **shall** direct new confined feeding operations to areas that are in proximity to or can directly access primary transportation corridors that are suitable for the intensity of the operation.
- 4.1.16 The County **will** require that the confined feeding operator pay for the expansion and/or upgrade of the municipal road network to support the operation. The County **shall** require the confined feeding operator to enter into a road use agreement to help support the operation and maintenance of the municipal road network.
- 4.1.17 The County **will not** support land uses incompatible with a confined feeding operation when proposed within the minimum distance of separation of the confined feeding operation, as defined by the Natural Resources Conservation Board minimum distance separation regulations.
- 4.1.18 The County **shall not** support confined feeding operations to locate within the Tri-Area Intermunicipal Development Plan boundary.
- 4.1.19 The County **shall** review the confined feeding operations compatibility with the surrounding area and **will** provide its recommendation to the Natural Resources Conservation Board.

Expansion of Existing Confined Feeding Operations

- 4.1.20 The County **shall not** support confined feeding operations to expand within the Tri-Area Intermunicipal Plan boundary.
- 4.1.21 The County **shall** use Map 8: Confined Feeding Operation Exclusion Areas when providing its recommendation to the Natural Resources Conservation Board on proposed expansions of existing confined feeding operations.



POLICIES

Subdivision - Agriculture

- 4.1.22 The County **may** support the subdivision of larger tracts of land used for extensive dry land agricultural operations into smaller parcels used for intensive and irrigated agricultural operations.
- 4.1.23 The County **may** support the subdivision of an agricultural parcel that is fragmented by natural or manmade circumstances, as long as the subdivided parcel can demonstrate legal and physical access to a public road and conforms to the minimum parcel size requirements in the Land Use Bylaw and complies with the County Design Guidelines and Construction Standards.

Subdivision – Farmstead

- 4.1.24 The County **may** support the subdivision of an existing farmstead or a single vacant parcel out of a previously unsubdivided quarter section if the following conditions are met:
- the location of the farmstead or the single vacant parcel is in accordance with Figure 5: Example of Appropriate Locations for Agricultural Subdivision;
 - the agricultural parcel remains the balance of the quarter section;
 - the subdivision will not impact or hinder the agricultural use on the balance of the quarter section;
 - the subdivision parcel size for an existing farmstead is based on the area incorporating the farm dwelling and the accessory buildings and structures unless there are physical or topographic features which define a more practical larger parcel;
 - the subdivision of the existing farmstead or the single vacant parcel retain the same agricultural land use district as the remnant; and
 - both the existing farmstead or single vacant parcel and the remnant agricultural parcel have direct or a shared easement access to the existing municipal road network or a provincial highway.
- 4.1.25 The County **shall** only allow one existing farmstead parcel or single vacant parcel to be subdivided per quarter section.





POLICIES

Subdivision - Residential

- 4.1.26 The County **may** support additional subdivision of an existing farmstead parcel or single vacant parcel if the following conditions are met:
- the parcels, including the farmstead, are redistricted to the appropriate country residential land use district;
 - the country residential parcels conform to the applicable country residential regulations in the Land Use Bylaw;
 - the applicant, at the time of submitting the subdivision application must comply with the Cypress County Design Guidelines and Construction Standards for both the existing farmstead or single vacant parcel and the proposed country residential parcel;
 - the subdivision will not impact or hinder the agricultural use on the balance of the quarter section; and
 - all parcels have direct access to the existing municipal road network or a provincial highway.

Subdivision – Tri- Area IDP

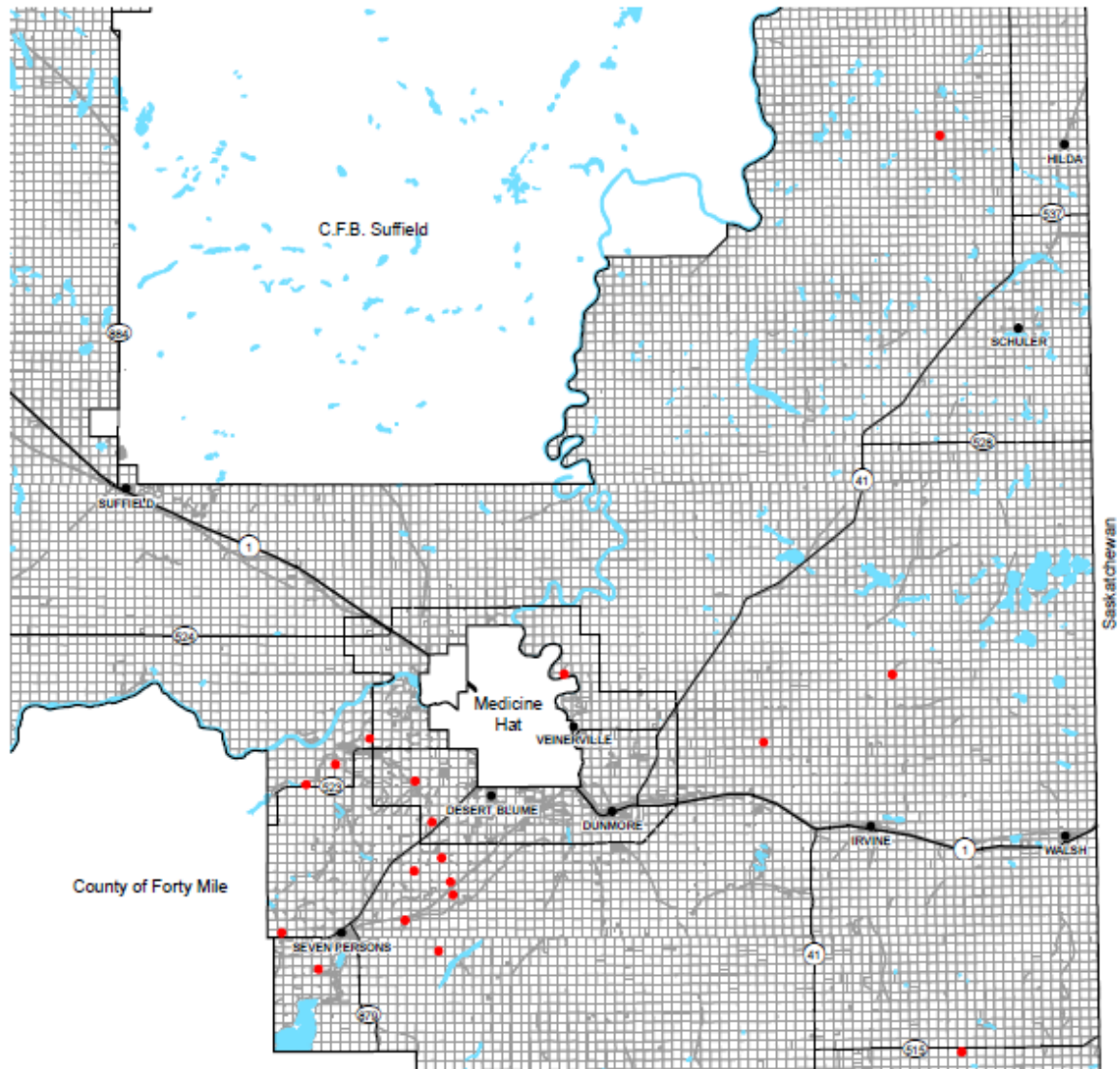
- 4.1.27 The County **shall** follow all applicable policies within the Tri-Area IDP related to subdivision for the lands within the IDP boundary.
-



▼ MAP 8: CONFINED FEEDING OPERATION EXCLUSION AREAS



Map 8 - Confined Feeding Operation Exclusion Areas



CFO Exclusion & Referral Areas

- Tri-Area IDP Confined Feeding Operation Exclusion Area
- Existing CFO (Confined Feeding Operation)

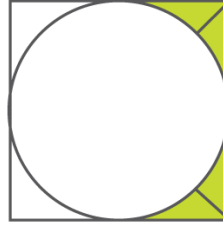
0 3 6 12 Km



▼ FIGURE 5: EXAMPLE OF APPROPRIATE LOCATIONS FOR AGRICULTURAL SUBDIVISION

≥ 160ac

(or an unsubdivided
quarter section less than
160 acres)



≥ 160ac

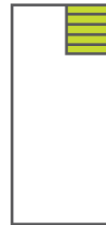
(or an unsubdivided
quarter section less than
160 acres)



**≥ 120ac to < an
unsubdivided
quarter section**

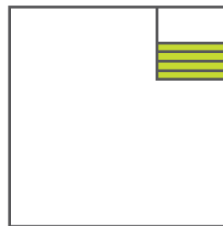


>80ac to <120ac



≥ 160ac

existing farmstead
separation scenario



≥ 40ac

minimum parcel size for
Limited County Residential





4.2 Employment Areas

Cypress County offers a unique setting for diverse economic opportunities and is committed to ensuring an adequate supply and balance of commercial and industrial land to attract, retain and expand employment opportunities and economic diversification throughout all areas of the County. This commitment includes directing commercial and industrial development in defined employment areas, promoting development along defined corridors to support municipal servicing and reduce fragmentation of agricultural lands, and supporting home-based businesses by upgrading telecommunications services.

OBJECTIVES

- » *To direct commercial and industrial development to locate in the defined employment areas.*
- » *To promote commercial and industrial development along defined corridors.*
- » *To review opportunities to provide municipal servicing to identified employment areas to support the growth of commercial and industrial development.*



POLICIES

Major Employment Areas (Served Industrial and Commercial)

- 4.2.1 The County **will** direct industrial, commercial, and institutional development that requires municipal services to those areas identified as Major Employment Areas in Map 7: Generalized Development Concept.
- 4.2.2 The County **should** encourage a range of commercial and industrial lot sizes and County accepted servicing standards to be located within those areas identified as Major Employment Areas in Map 7: Generalized Development Concept as a method to attract diverse industries and businesses.
- 4.2.3 The County **will** require that areas designated as Major Employment Areas in Map 7: Generalized Development Concept are comprehensively planned and coordinated through an ASP or other County planning documents.
- 4.2.4 The County **may** support development in areas designated as Major Employment Areas in Map 7: Generalized Development Concept through cost sharing the preparation of ASP(s) or by front ending the construction of new or the upgrading of municipal infrastructure to support development and then partially or wholly recovered by off-site levies or other cost recovery mechanisms. Infrastructure upgrades or expansion **should** occur where there is either an existing area structure plan or as part of the adoption of a new area structure plan process, and an economic development funding strategy adopted by Council.
- 4.2.5 The County **shall** require that developments provide onsite servicing for their development, and that it meets all applicable regulations in the Land Use Bylaw and applicable Cypress County Design Guidelines and Construction Standards.



POLICIES

Local Services

- 4.2.6 The County **will** encourage light industrial, commercial, and institutional uses to locate in County hamlets, communities, and other accessible locations to provide for the everyday needs of area residents and businesses and opportunities for local employment, where compatible with surrounding land uses.
- 4.2.7 Light industrial, commercial, and institutional uses that fall outside of Major Employment Areas as identified in Map 7: Generalized Development Concept **shall** be required to locate adjacent to or connect to existing transportation networks, shallow utilities, water, and sanitary services.
- 4.2.8 Light industrial, commercial, and institutional use development **shall** be required to demonstrate that adequate municipal infrastructure is available and meets the Cypress County Design Guidelines and Construction Standards, and conforms to the applicable regulations in the Land Use Bylaw. If utility infrastructure upgrades are required to support such development, the developer **should** be required to pay for their portion of any required upgrades.

Growth of Home-Based Businesses and Working from Home

- 4.2.9 The County **should** encourage home-based businesses as a method of local economic diversification in all areas of the County.
- 4.2.10 The County **shall** support working from home by seeking opportunities to partner with telecommunication and fibre optic companies to improve and expand rural internet connectivity in the County.



4.3 Residential Development – Country Residential Development

Cypress County's vast land offers a range of attractive, quiet, rural lifestyles including Country Residential subdivisions. The County is committed to maintaining diverse housing options to support the needs of its residents by encouraging efficiently planned Country Residential developments that maximize municipal infrastructure and support healthy and attractive communities while being mindful of a rural-living lifestyle.

OBJECTIVES

- » *To maintain a strong sense of a rural-living lifestyle.*
- » *To support safe, healthy, attractive, and affordable Country Residential communities.*
- » *To encourage the development of efficiently planned Country Residential communities that maximize municipal infrastructure.*

POLICIES

Rural Lifestyle

- 4.3.1 The County **shall** recognize that most country residential developments are located in agricultural areas, and that from time to time, adjacent landowners must perform farm operations that create dust, noise, odour, and additional traffic related to the farm operation which is a normal and acceptable practice in an agricultural community. The County **should** discourage any interference by country residential landowners on activities of farmers that meet the standards generally accepted within the County.



POLICIES

Future Country Residential Development

- 4.3.2 The County **should** direct future multi-parcel country residential development to those areas identified as Country Residential in Map 7: Generalized Development Concept.
- 4.3.3 The County **shall** require that new multi-parcel country residential subdivisions that contain four or more lots prepare an area structure plan to promote interconnected neighbourhoods and to ensure that appropriate service levels for providing transportation, water, wastewater, and stormwater infrastructure conforming to the Cypress County Design Guidelines and Construction Standards.
- 4.3.4 The County **shall** not allow for more than 50 lots per quarter in a multi-parcel country residential development, unless otherwise specified in an approved IDP or area structure plan.
- 4.3.5 The County **shall** require applicants who are seeking to develop a multi-parcel country residential subdivision with four or more lots that falls outside of the identified areas for country residential to amend this Plan.
- 4.3.6 The County **should** encourage innovative development types and means of servicing that aide in reducing utility infrastructure requirements, County roads, and/or impacts on the environment or agricultural operations.

Infill Country Residential Development

- 4.3.7 The County **may** encourage infill of existing country residential subdivisions where it is sensitive to the existing development, meets all subdivision and development regulations described in the Land Use Bylaw, and the applicant can demonstrate that there is adequate water and wastewater services and capacity available.
- 4.3.8 If the County allows infill development in existing country residential subdivisions, the new parcels created as a result of the infill development **should** be no smaller than the existing average country residential parcel size in the subdivision.



4.4 Hamlet Development

Cypress County is home to 9 hamlets, each with their own history, and rural lifestyle that make up the County's identity. Cypress County is committed to supporting the growth of hamlets as partially or fully serviced residential communities that provide safe, healthy, and affordable housing for all demographics, while encouraging sustainable and well-planned growth that maximizes municipal infrastructure.

OBJECTIVES

- » *To promote the continued growth of major hamlets as complete communities, local service centres, and places for employment.*
- » *To promote and provide opportunities for range of housing types and densities for all ages, stages of life, abilities, and income levels.*
- » *To support safe, healthy, and attractive, hamlet development.*



POLICIES

Growth Hamlets

- 4.4.1 The County **shall** identify the following hamlets as “growth hamlets”:
- Desert Blume;
 - Dunmore;
 - Irvine; and
 - Seven Persons
- 4.4.2 The County **shall** support a range of services and land uses within growth hamlets, directing light industrial, commercial, and institutional uses to these communities.
- 4.4.3 The County **shall** support a range of residential development types and densities in the growth hamlets to provide choices in housing types, affordability, stages of life and abilities, local services, and employment opportunities.
- 4.4.4 The County **should** direct future development to the growth hamlets to support their growth.
- 4.4.5 The County **should** allow for infill development in growth hamlets to occur if the development meets all applicable subdivision and development regulations outlined in the Land Use Bylaw and can demonstrate utility servicing capacity is available and able to support the development.
- 4.4.6 The County **will** prioritize as part of its asset management plan and annual capital budget process opportunities to maintain, upgrade, replace or expand municipal water, wastewater, stormwater, and road infrastructure in growth hamlets.
- 4.4.7 The County **should** locate future municipal building assets and services, such as libraries and recreation centres, within growth hamlets before expanding services to other hamlets within the County.



POLICIES

Small Hamlets

- 4.4.8 The County **shall** identify the following hamlets as “small hamlets”:
- Schuler;
 - Suffield; and
 - Veinerville.
- 4.4.9 The County **shall** support a range of residential development types and densities in the small hamlets to provide choices in housing types, affordability, stages of life and abilities.
- 4.4.10 The County **should** allow for residential infill development and local commercial that serves the local population.
- 4.4.11 The County **will** prioritize as part of its asset management plan and annual capital budget process opportunities to maintain, and replace municipal water, wastewater, and stormwater, and road infrastructure as needed in small hamlets

Rural Hamlets

- 4.4.12 The County **shall** identify the following hamlets as “rural hamlets”:
- Hilda; and
 - Walsh.
- 4.4.13 The County **will** recognize rural hamlets as smaller rural-residential communities that are important places within the fabric of the County and shall continue to support existing residents, community assets and businesses within these communities.
- 4.4.14 The County **will** prioritize as part of its asset management plan and annual capital budget process opportunities to maintain, and replace municipal water, wastewater, and stormwater, and road infrastructure in rural hamlets as needed. The County **should** direct development that would require significant upgrades or expansion of municipal infrastructure and services to growth hamlets unless it is demonstrated by the applicant that the costs and benefits of the development to the hamlet or County warrant the increase in assessment and long-term municipal investment to maintain services to development.

Hamlet Housing

- 4.4.15 The County **should** allow for diverse housing types and densities within its hamlets to accommodate a range of housing needs, stages of life, abilities, and income levels of all County residents.



POLICIES

Hamlets as Service Centres

- 4.4.16 The County **shall** continue to support all hamlets to be service centres – community focal points and employment – for residents within the County.
- 4.4.17 The County **shall** support businesses and services to locate within hamlets.
- 4.4.18 The County **should** locate its offices and resources under its jurisdiction, such as recreation centres, community halls, sport and recreational fields and other community assets, within hamlets.

Alignment with the IDP

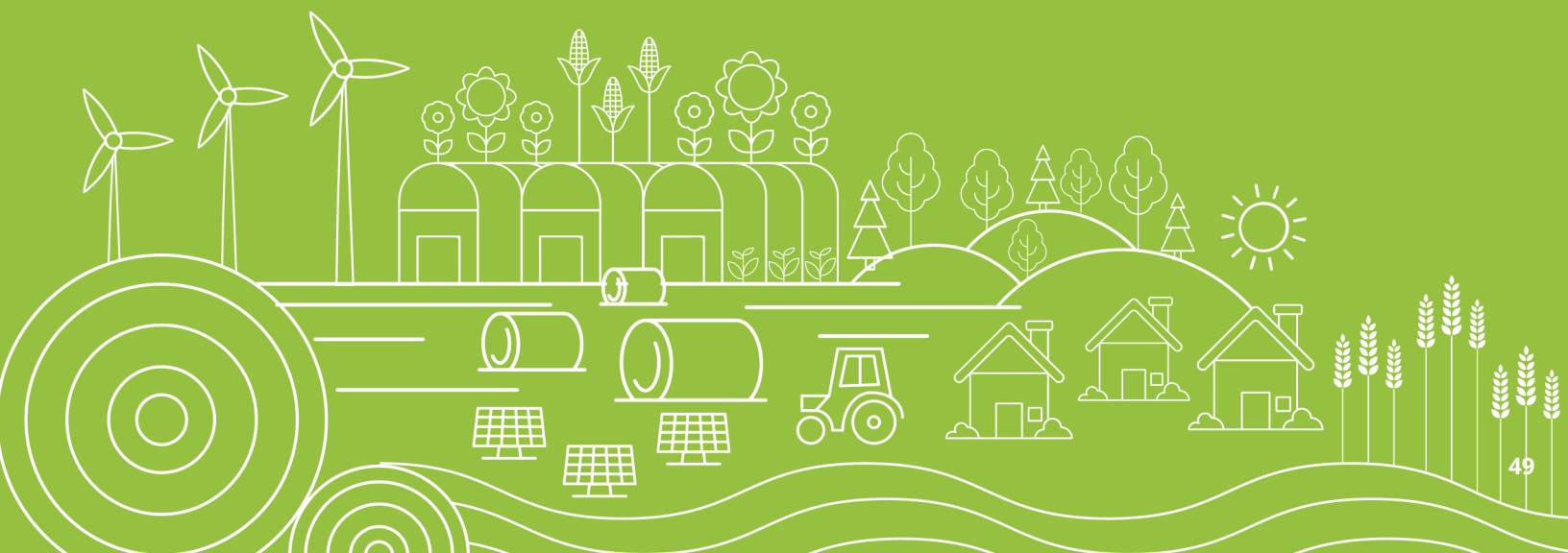
- 4.4.19 The County **shall** refer to the applicable Intermunicipal Development Plan when assessing development applications on lands that fall within defined IDP boundaries. Policies within adopted IDPs **shall** take precedence over the policies contained within this Plan and other statutory plans adopted by the County's Council.





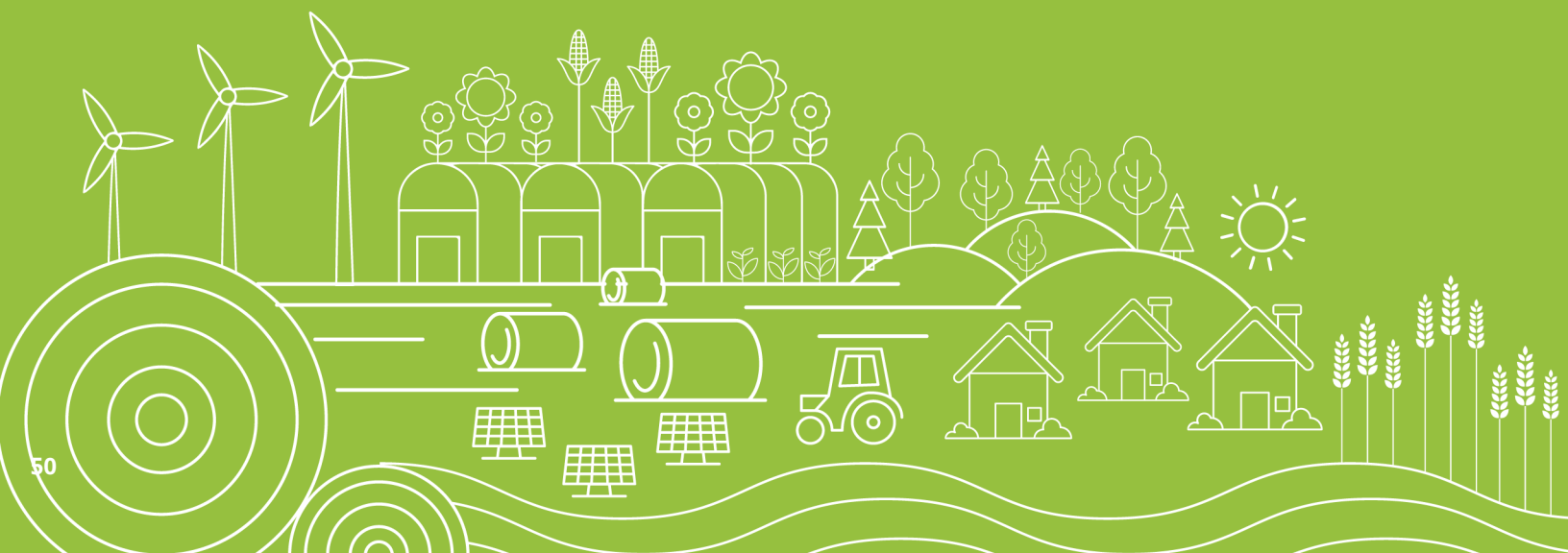
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ECONOMY AND EMPLOYMENT

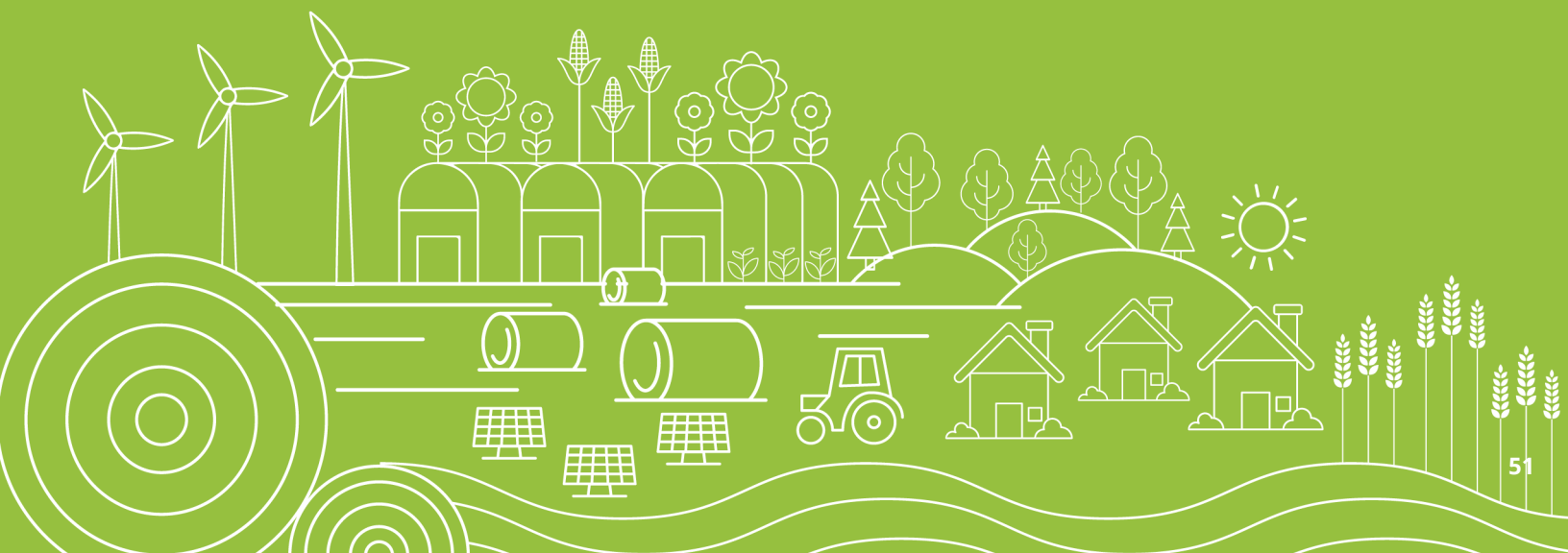


5

ECONOMY AND EMPLOYMENT



5 ECONOMY AND EMPLOYMENT



5 ECONOMY AND EMPLOYMENT

Cypress County prides itself on embodying an “open for business” mindset and has exemplified this by historically having the lowest mill rates in the Province, some of the quickest administrative turnaround times for subdivision and development applications, and municipal employees that are responsive and accommodating to landowners, residents, and businesses. Supporting the commercial and industrial land base, the objectives and policies contained in this section nurture the “open for business” mindset, promoting economic diversification and business resiliency by finding opportunities to support innovation and expand rural broadband networks.

OBJECTIVES

- » *To better understand future economic and employment opportunities*
- » *To support existing businesses and encourage a diverse range of new business and industries to locate in the County to create a more resilient local economy.*
- » *To make the County an attractive place for innovative and forward-thinking industries to locate in the County.*
- » *To nurture and promote an open for business mindset to the existing business community and to those businesses locating to the County.*
- » *To support the expansion of rural broadband internet in the County to attract new businesses to locate in the County, and existing business to expand.*





POLICIES

Economic Diversification

- 5.1.1 The County **shall** develop a long-term economic diversification and development strategy to identify investment opportunities, expansion opportunities and diversifying the non-residential and agricultural tax base. This economic diversification and development strategy **may** include a marketing strategy that promotes the advantages and opportunities for business and tourism in the County.
- 5.1.2 The County **may** explore creative approaches to attract businesses and supporting existing businesses to expand through available tools, such as tax incentives or supporting infrastructure installation, in a managed approach.
- 5.1.3 The County **shall** continue to embody its “open for business” mindset by encouraging innovating and emerging technologies, sectors, and industries to locate in the County. The County **may** support such development by approving future amendments to this Plan, any applicable area structure plan, and/or the Land Use Bylaw when applicants meet all the application requirements, impacts on adjoining lands are mitigated, and the development supports the long-term Community Vision and Guiding Principles outlined in this Plan.

Industry Collaboration

- 5.1.4 The County **should** seek to foster relationships and build partnerships with private industry and business partners to promote economic opportunities within the County.
- 5.1.5 The County **should** work with private industry and business partners to determine where they could benefit from municipal support; an example may include the County working with telecommunication companies to expand the rural broadband network or “fibre to the farm” in the County to promote economic competitiveness.

Provincial Collaboration

- 5.1.6 The County **should** foster relationships and build partnerships with Provincial departments and private industry to identify, promote and attract new or expand on existing economic opportunities within the County.

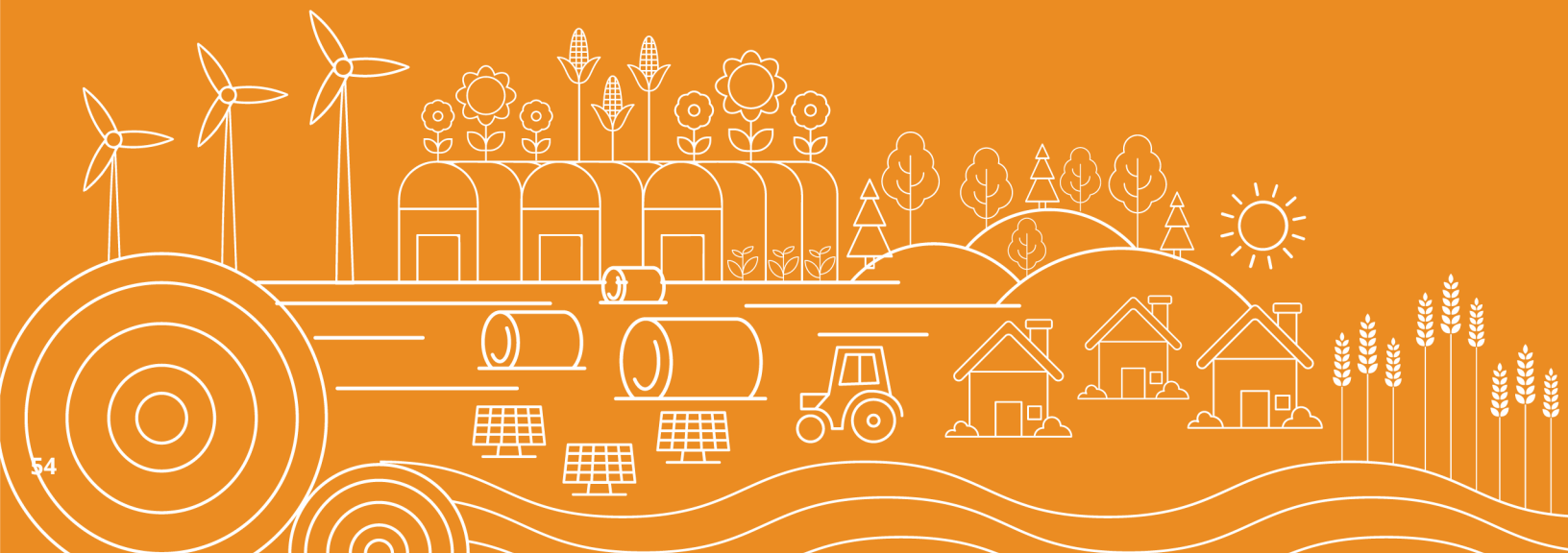
Municipal Collaboration

- 5.1.7 The County **should** continue to work with its jurisdictional neighbours to explore regional solutions to economic barriers and support initiatives to attract and expand commercial and industrial development.



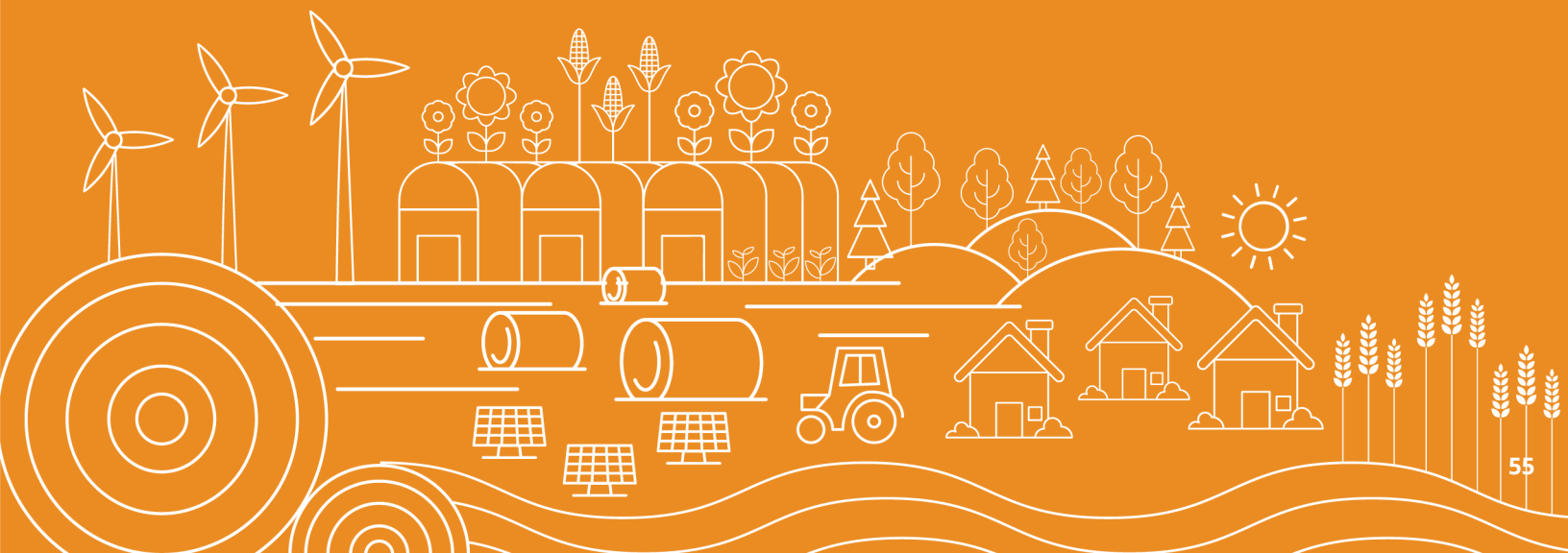
6

TRANSPORTATION AND UTILITY INFRASTRUCTURE



6

TRANSPORTATION AND UTILITY INFRASTRUCTURE





6 TRANSPORTATION AND UTILITY INFRASTRUCTURE

A connected community is a prosperous community. Ensuring that goods, services, and people are safely and efficiently connected throughout the County is a priority. Connection includes more than just roadways, rail, transit, trade corridors and trails. It also includes utility infrastructure such water, wastewater, and stormwater systems that drives the way a community can grow and enhances quality of life. Cypress County is committed to providing safe, connected, and efficient transportation and utility infrastructure in order to support sustainable growth, strong communities, economic diversification, and future development.

OBJECTIVES

- » *To ensure the safe and efficient movement of goods, services, and people within the County.*
- » *To ensure that the municipal road network is developed to a standard consistent with traffic volume and the needs of local residence for all-weather access.*
- » *To ensure rural development is appropriately serviced.*
- » *To proactively plan for infrastructure corridors.*
- » *To implement the Cypress County Master Plan for water, wastewater, and stormwater and provide the framework for additional servicing plans to be completed.*



POLICIES

Transportation Networks and Infrastructure

- 6.1.1 The County **shall** maintain a priority list for construction and/or upgrading of Provincial Highways and shall work with Alberta Transportation to implement the priority list.
- 6.1.2 The County **should** create a County Transportation Master Plan that identifies priority transportation routes for different forms of development, particularly those that have greater impacts on roadways.
- 6.1.3 A County Transportation Master Plan **should** include:
 - recommendations for County road design standards that accommodate for agricultural, industrial, commercial, and residential development, recognizing that each use and demand of the roads is not the same; and
 - prioritizing the upgrading and maintenance of County road infrastructure into the Asset Management base and identifying a process for annual review as part of the annual capital budget.
- 6.1.4 The County **should** acquire lands to create sufficient rights-of-way to enable future roadway expansion, where necessary or identified in a Transportation Master Plan.
- 6.1.5 The County **should** require that future development in hamlets have sidewalks on at least one side of the road.
- 6.1.6 The County **should** promote the construction of walking/cycle trail system as an alternate form of transportation that provides for non-motorized access between residential areas, parks, and other public facilities. This trail system may form part of the County's Recreation Master Plan.
- 6.1.7 The County **should** adopt a universally accessible design standard to accommodate all residents and implement this standard in hamlets and other residential communities to encourage a diverse population to locate and stay there.

Development Adjacent to Provincial Highways

- 6.1.8 The County **shall** refer all applications for development permits, subdivision and proposed statutory plans or plan amendments that are within 1.6 km of a provincial highway or identified future highway alignments to Alberta Transportation for comment prior to Council decision.





POLICIES

Rail Infrastructure	<p>6.1.9 The County should require development to be setback from railway operations in alignment with the <i>Guidelines for New Development in Proximity to Railway Operators</i> to limit the impacts on development and reduce the risk of loss of life or damage to property should a derailment occur.</p>
Airports	<p>6.1.10 The County shall continue to support the Medicine Hat Airport by providing regulations for development in the flight paths leading to the Airport within the Land Use Bylaw and the Airport Zoning Regulation Bylaw. These development regulations shall include provisions for uses, height limitation and wildlife hazards.</p> <p>6.1.11 The County shall consider the impact of electronic interference when assessing applications for land within the Airport Protection Overlay (Map 3 within the Tri-Area IDP).</p>
County-wide Utility Infrastructure – General	<p>6.1.12 The County should annually review and update servicing plans or studies to provide guidance for future expansion, upgrades or required maintenance for water, wastewater, and stormwater systems and to assist with the annual capital and operating budget process.</p> <p>6.1.13 The County may consider alternative utility infrastructure options that demonstrate cost efficiency or innovative solutions for water, wastewater and/or stormwater systems that do not undermine service delivery, long-term maintenance, or risk and liability to the County and public.</p>
County-wide Utility Infrastructure – Stormwater Management	<p>6.1.14 The County should prepare a Master Stormwater Management Plan that assesses the drainage patterns across the County, that could then inform and update the site coverage regulations within the Land Use Bylaw.</p> <p>6.1.15 The County may require developers to prepare a stormwater management plan for approval from the County prior to the development being approved.</p>
County-wide Utility Infrastructure – Water Cooperatives	<p>6.1.16 The County shall continue to support the development of communal water supply and sewage disposal systems in existing hamlets and multi-parcel residential subdivisions where population warrants.</p>



POLICIES

Recycling and Solid Waste

- 6.1.17 The County **shall** manage solid waste in an efficient and cost-effective manner using approved landfills or designated transfer stations and may expand/reduce this system in the future based on usage demands.
- 6.1.18 The County **should** collaborate with municipal neighbours to establish and manage a regional waste management and recycling system.
- 6.1.19 The County **shall** require that the municipal potable water supply and water wells providing for human consumption meet the minimum setback requirements as outlined in the Subdivision and Development Regulation and the Nuisance and General Sanitation Regulation.

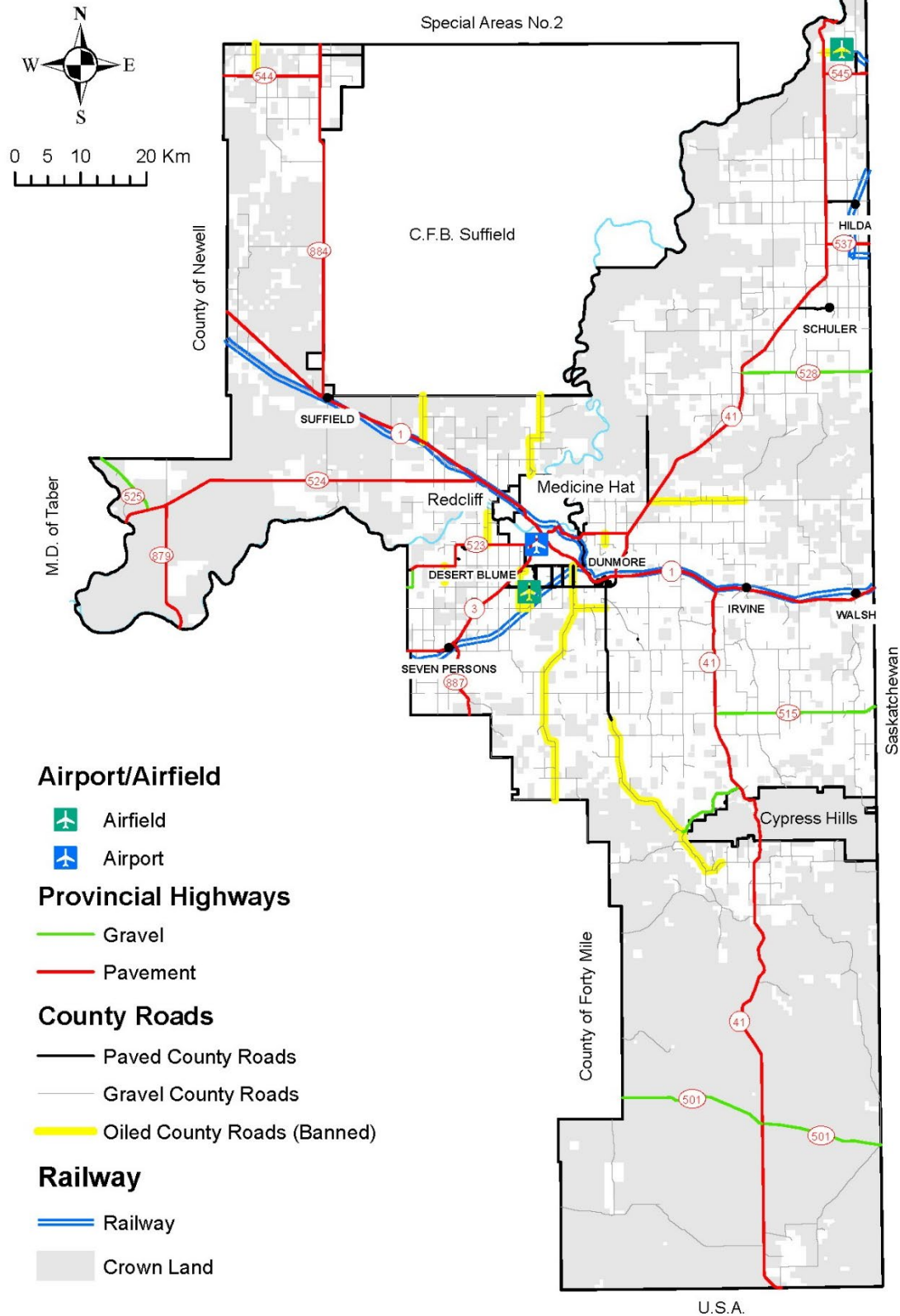
Infrastructure Corridors

- 6.1.20 The County **shall** support the development of utility corridors for compatible forms of transmission lines. The construction of major utility routes **should** meet the following criteria:
- alignment of new facilities within existing roads or utility rights-of-way where there is sufficient capacity in the right-of way to accommodate the new facilities, or parallel to the existing rights of way if the right-of-way has insufficient capacity.
 - multiple use of existing rights-of-way where it is practical and efficient to do so.
 - alignment of new facilities along property boundaries or physical features so as not to act as barriers to farming operations.
- 6.1.21 Where it is necessary to locate a utility right-of-way on cultivated cropland, sufficient setback **should** be provided between any above ground facility and the cropland boundary to permit the passage of large farm machinery.



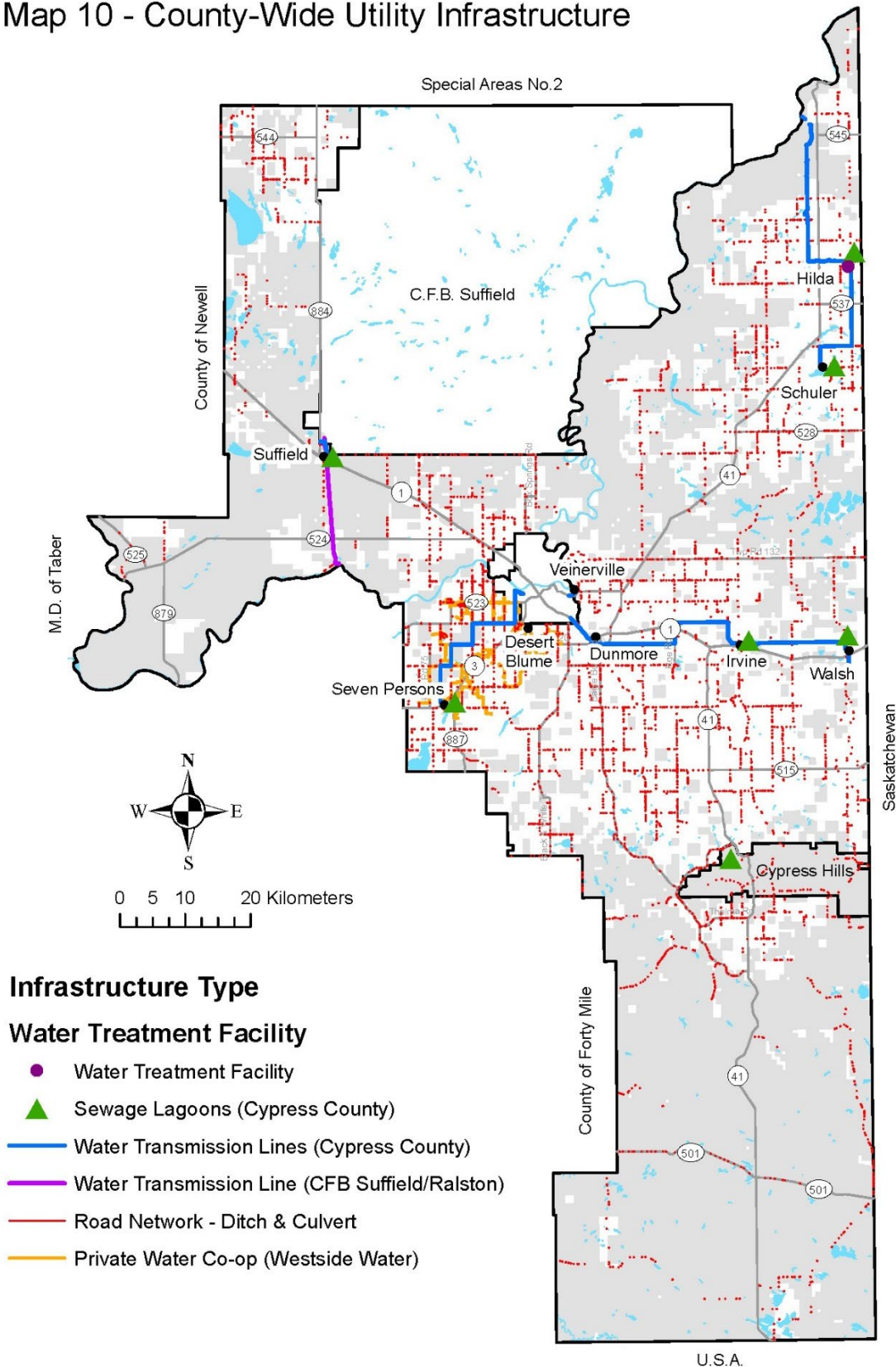
▼ MAP 9: TRANSPORTATION

Map 9 - Transportation



▼ MAP 10: COUNTY-WIDE UTILITY INFRASTRUCTURE

Map 10 - County-Wide Utility Infrastructure



▼ MAP 11-A: HAMLET UTILITY INFRASTRUCTURE – DESERT BLUME

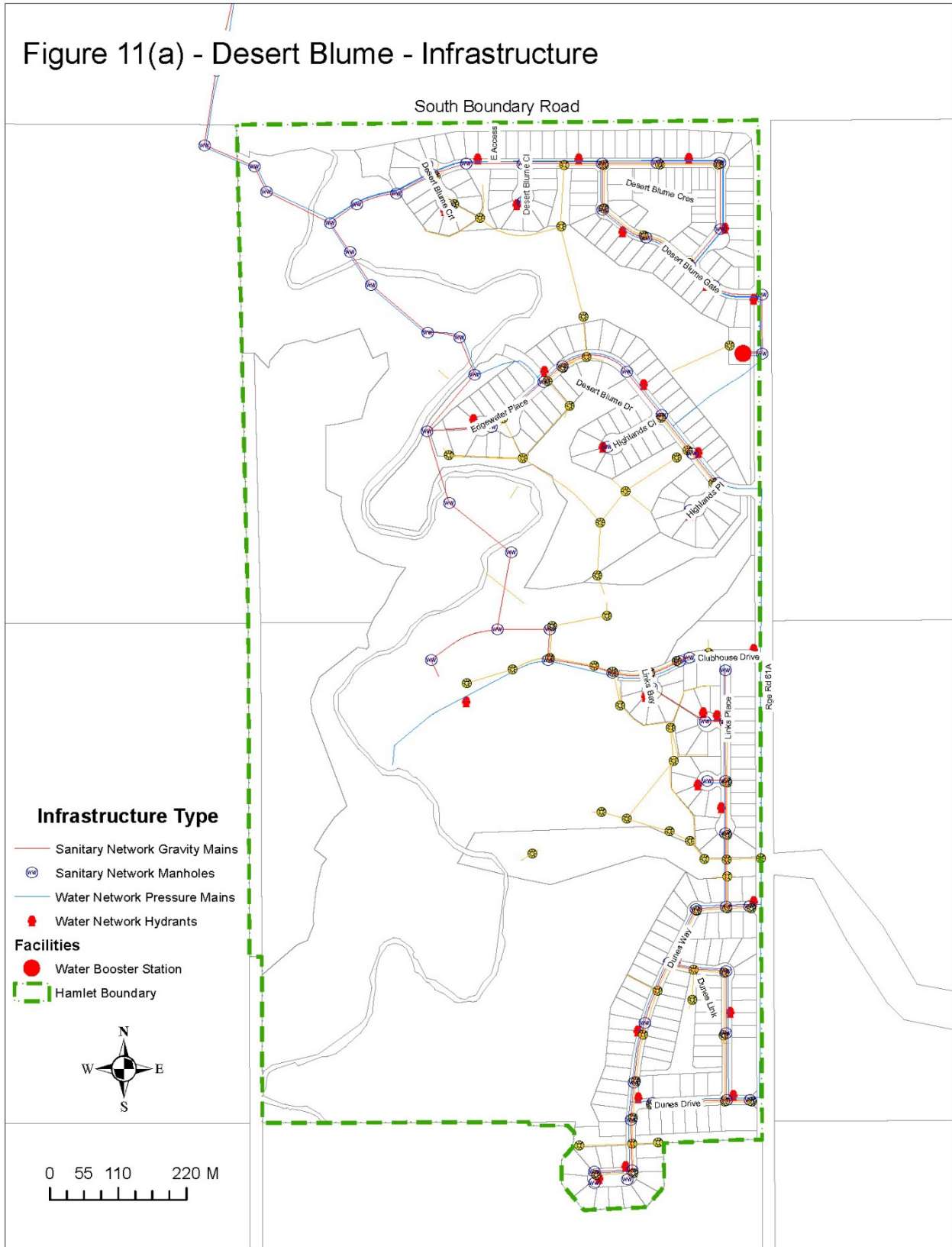
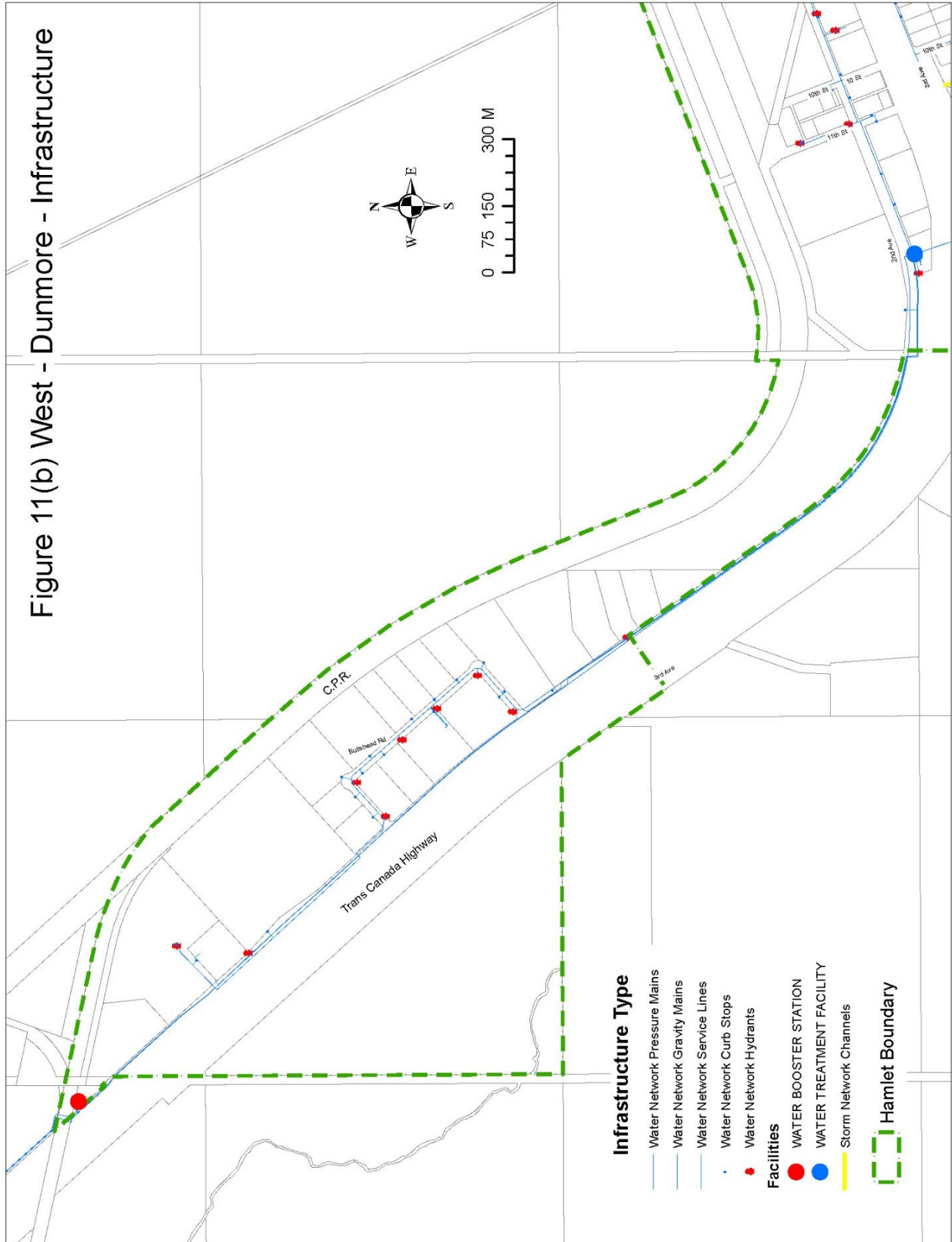


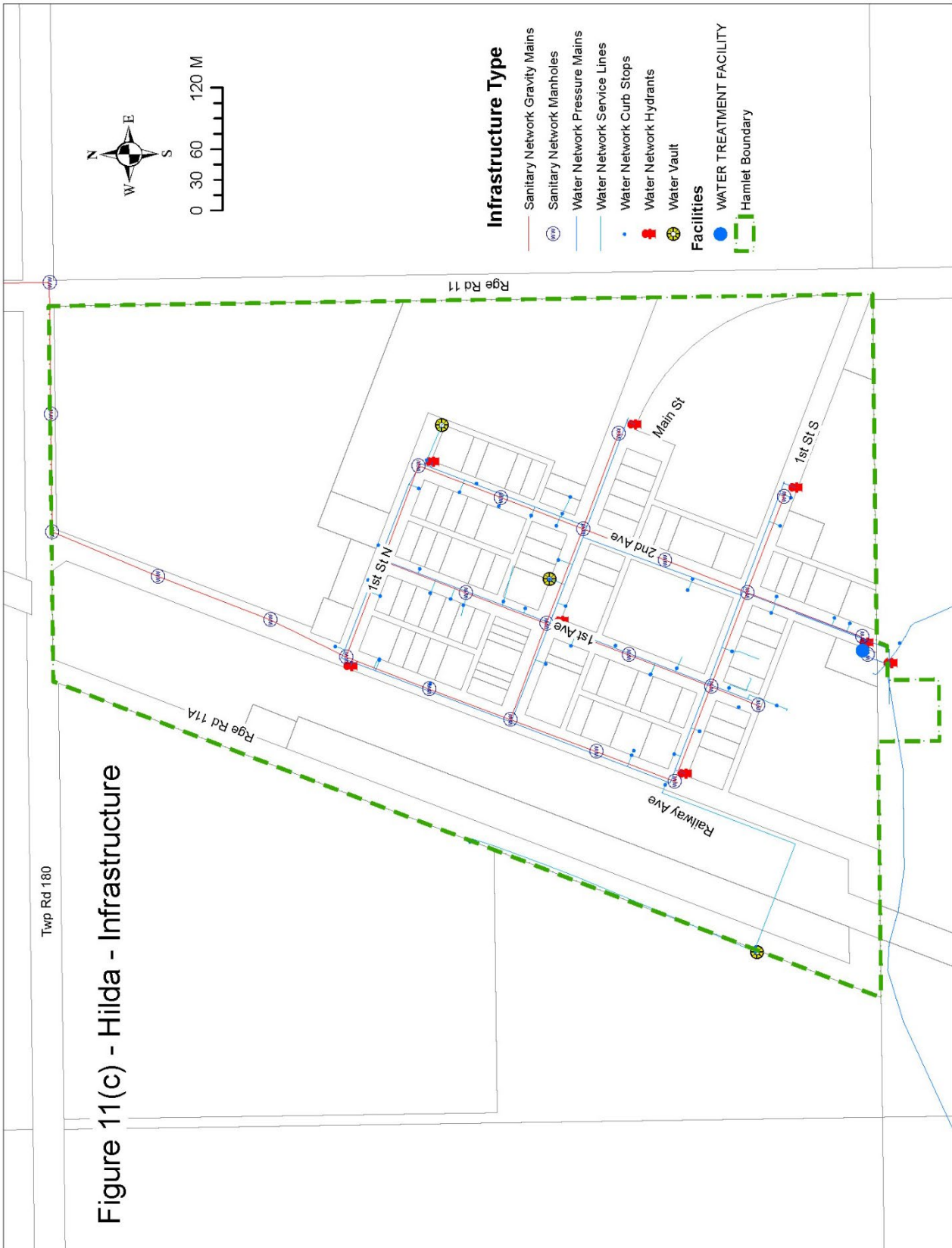
Figure 11(b) East - Dunmore - Infrastructure



▼ MAP 11-B: HAMLET UTILITY INFRASTRUCTURE – WEST DUNMORE



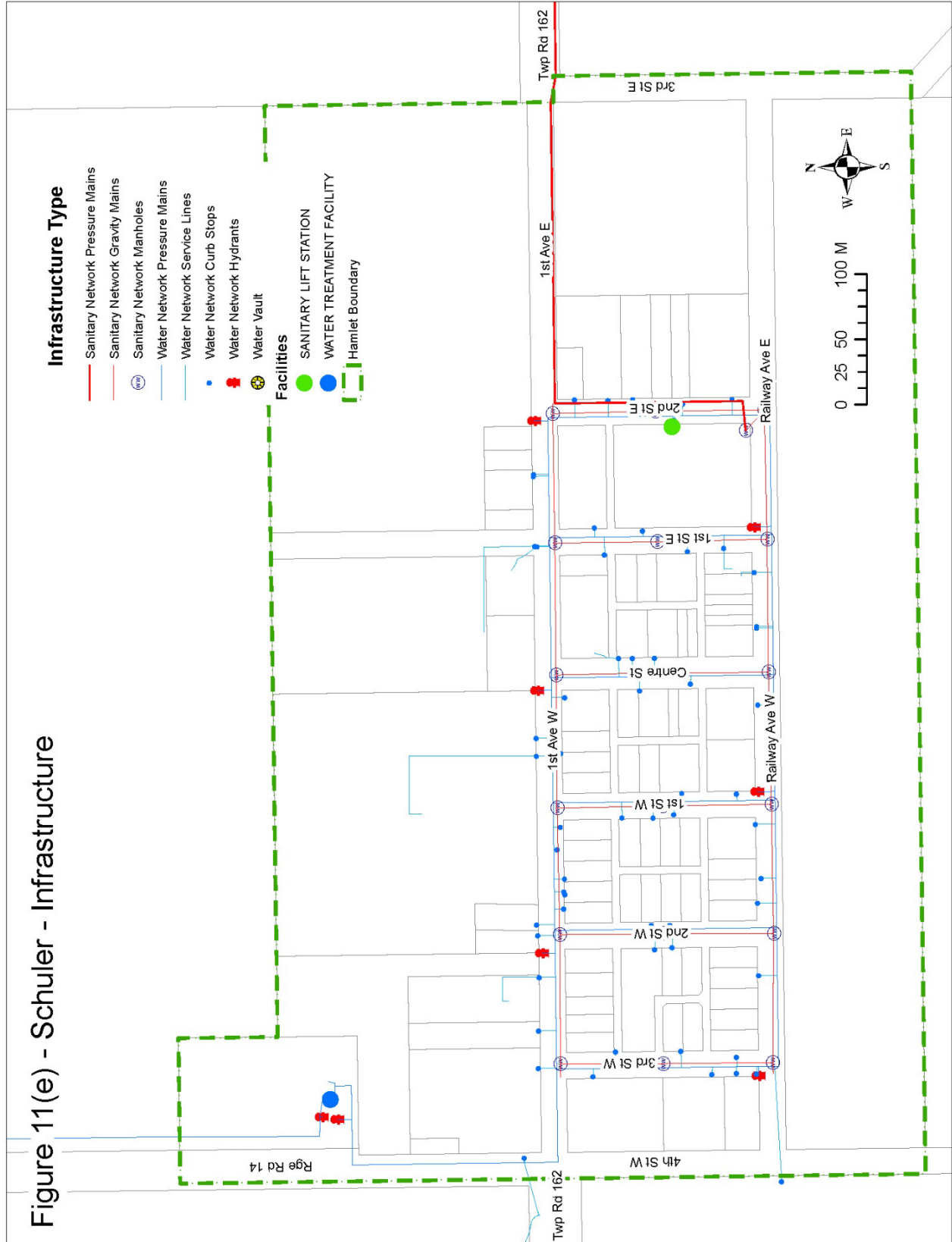
▼ MAP 11-C: HAMLET UTILITY INFRASTRUCTURE – HILDA



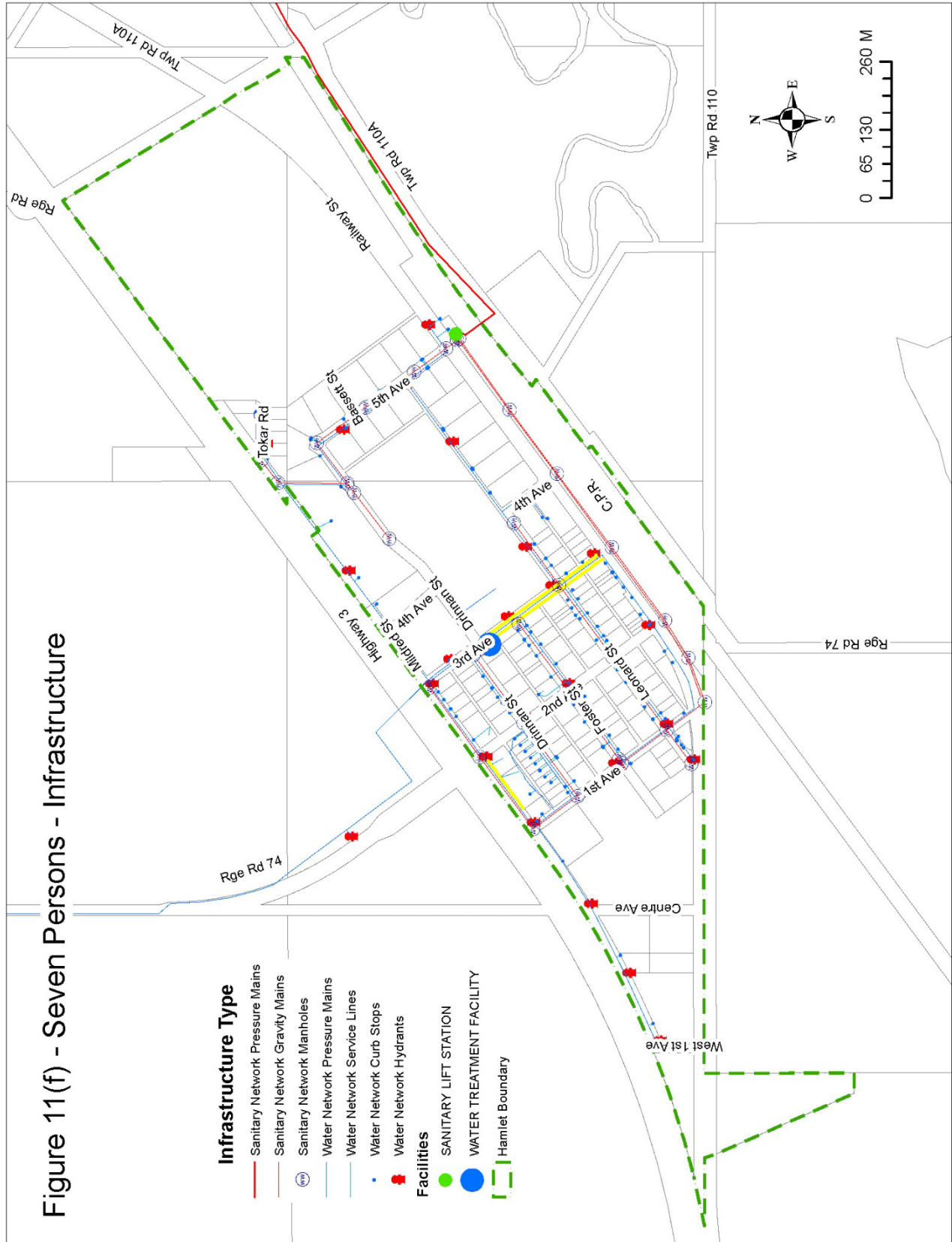
▼ MAP 11-D: HAMLET UTILITY INFRASTRUCTURE – IRVINE



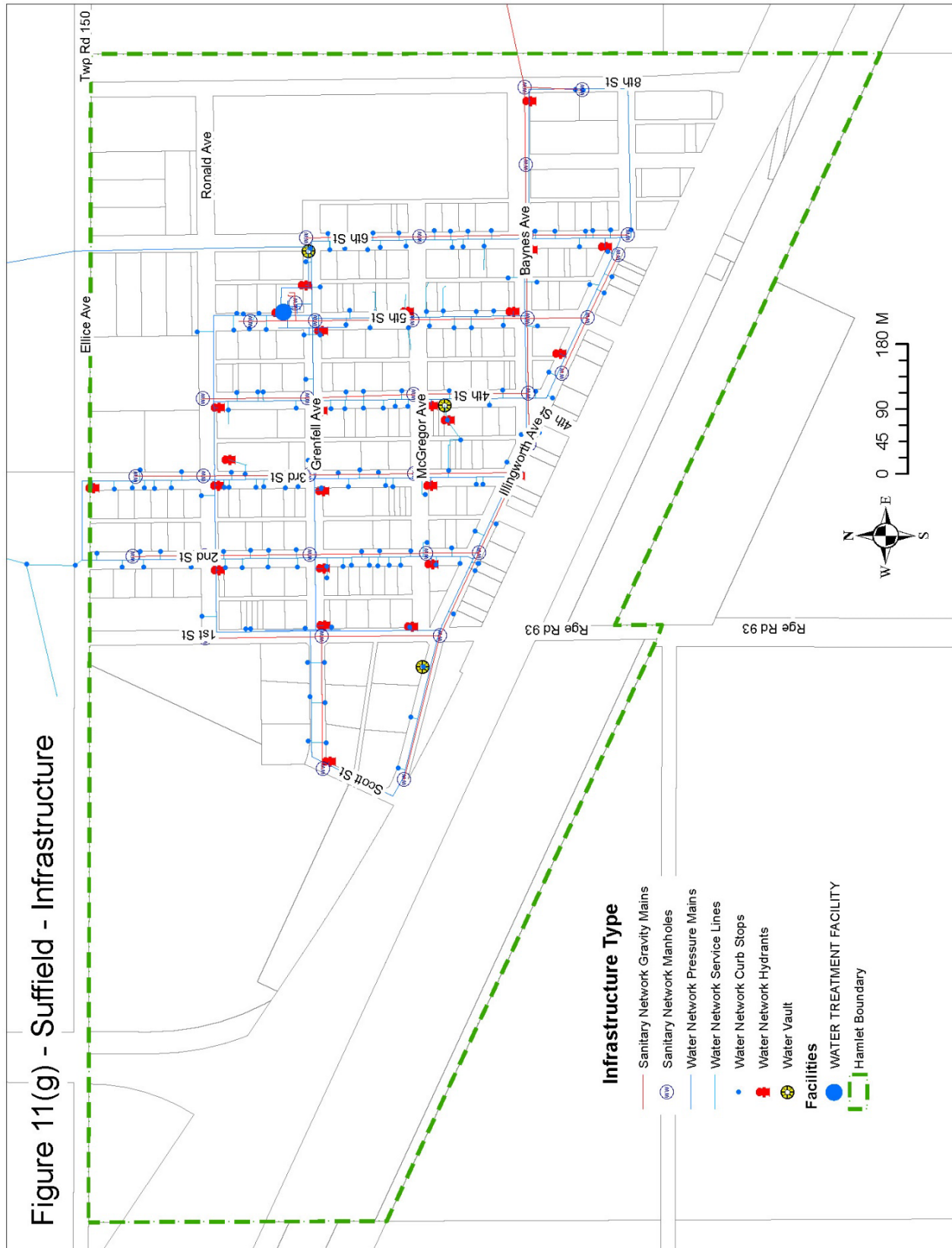
▼ MAP 11-E: HAMLET UTILITY INFRASTRUCTURE - SCHULER



▼ MAP 11-F: HAMLET UTILITY INFRASTRUCTURE – SEVEN PERSONS

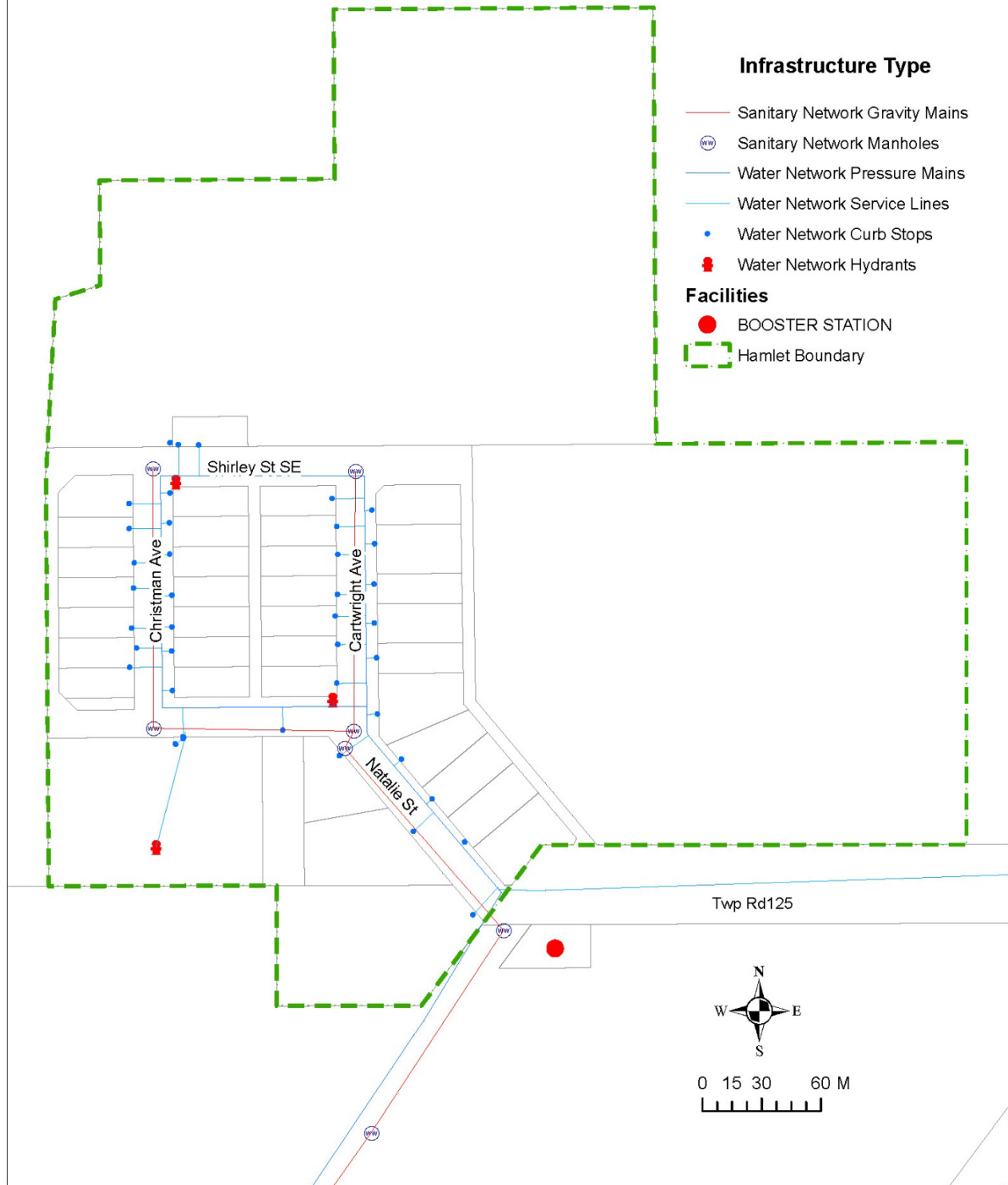


▼ MAP 41-G: HAMLET UTILITY INFRASTRUCTURE – SUFFIELD

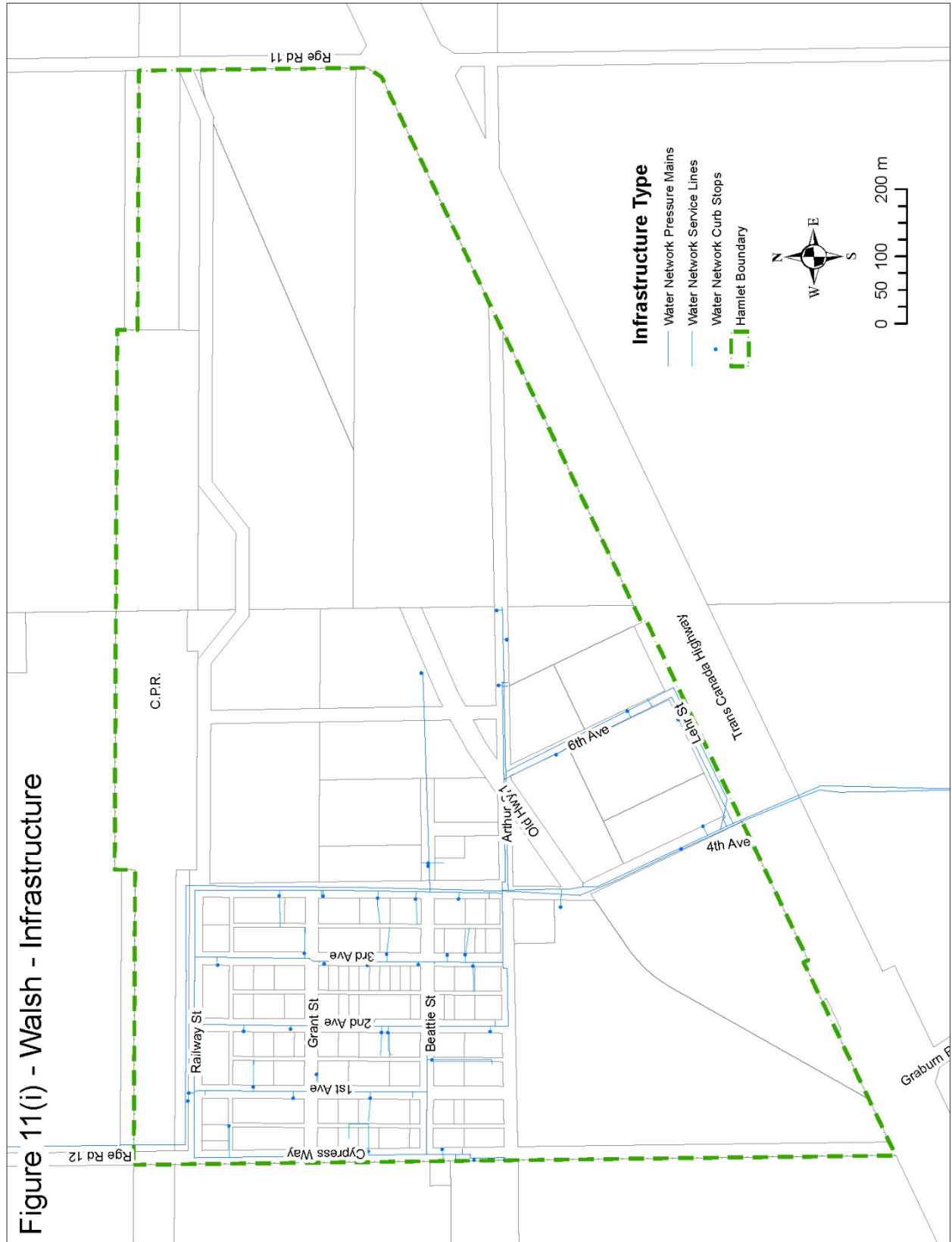


▼ MAP 11-H: HAMLET UTILITY INFRASTRUCTURE – VEINERVILLE

Figure 11(h) - Veinerville - Infrastructure

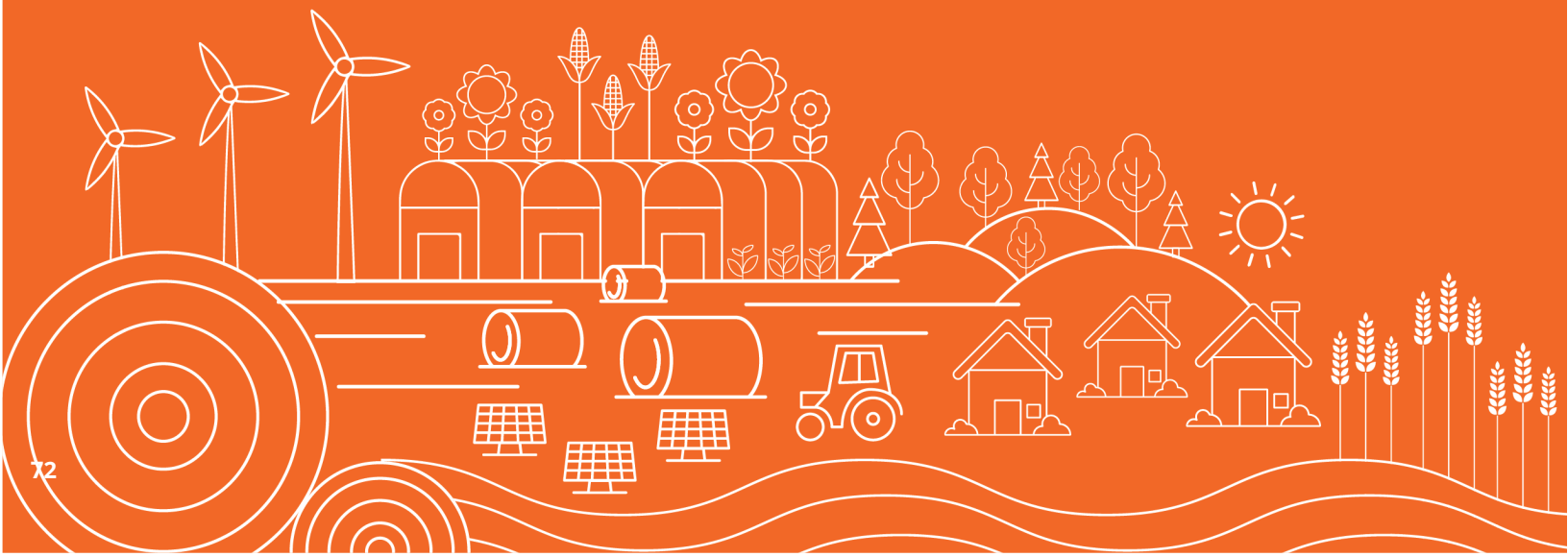


▼ MAP 11-I: HAMLET UTILITY INFRASTRUCTURE – WALSH



7

NATURAL ENVIRONMENT AND HISTORIC RESOURCES



7

NATURAL ENVIRONMENT AND HISTORIC RESOURCES





7 NATURAL ENVIRONMENT AND HISTORICAL RESOURCES

Cypress County is home to a number of unique natural features such as river valleys, coulees, and wetland and riparian areas that are loved and stewarded by residents and enjoyed by tourists. These landscape features are considered natural ecological services that help mitigate the impacts of climate change and make the County an attractive place to live and work. The County is committed to maintaining and promoting the natural environment and preserving historic resources to ensure that future generations are able to enjoy their inherent value.

OBJECTIVES

- » *To conserve the natural environment of the municipality, especially the river valleys and coulee areas, and protect existing wetlands and riparian areas.*
- » *To preserve and protect identified historical resources within the County.*
- » *To proactively plan for and mitigate the impacts of climate change.*

POLICIES

South Saskatchewan Regional Plan	7.1.1	The County shall support regional efforts to conserve, protect and enhance the natural environment by following the directives outlined in the South Saskatchewan Regional Plan.
Hazard Lands – Water Courses, Steep Slopes, Coulees, etc.)	7.1.2	The County shall require that river valley and coulee escarpments be maintained in their natural state, with appropriate development setbacks where warranted, to limit damage to property caused by subsidence.
	7.1.3	The County shall require that development within identified flood plains or flood hazard areas be in accordance with provincial floodway acts and regulations.



POLICIES

Biodiversity, Ecosystems, Priority Landscapes

- 7.1.4 The County **should** support the protection and preservation of unique or scenic areas within the municipality.
- 7.1.5 The County **shall** require new development to take measures to conserve and protect surface run-off and groundwater resources as part of the development or subdivision process.
- 7.1.6 The County **shall** require adequate development setbacks to minimize the impact and disturbance to natural or man-made water bodies, including wetlands and riparian areas.
- 7.1.7 The County **may** require a Biophysical Impact Assessment as part of a development permit or subdivision application for proposed developments that fall within or adjacent to areas identified as being environmentally sensitive on Map 7: Generalized Development Concept, delineated water bodies, steep slopes, and coulees.
- 7.1.8 The County **should** consider taking the areas around water bodies, steep or unstable slopes, or other sensitive lands, as environment reserve to ensure their appropriate management and preservation in accordance with the MGA at the time of subdivision.
- 7.1.9 The County **shall** encourage the Provincial authorities to require as part of the initial approval process that resource extraction sites, including sand and gravel extraction, and oil and gas wells and pipelines, be reclaimed once the development ceases in operation.
- 7.1.10 The County **shall** require that development proposals within the Tri-Area Intermunicipal Development Plan area which are situated in or near identified environmentally significant areas and may be considered to influence the environmental integrity of the landscape, have a requirement for an environmental review as required within the Environmental Protection policies and provisions of the Tri-Area IDP.

Impacts of Climate Change

- 7.1.11 The County **should** require that any new municipally owned assets be developed in a manner that is climate resilient and in a manner that reduces its overall carbon footprint; examples include, when applicable, drought resistant landscaping, low impact design, solar panel installation, and flood resiliency measures.

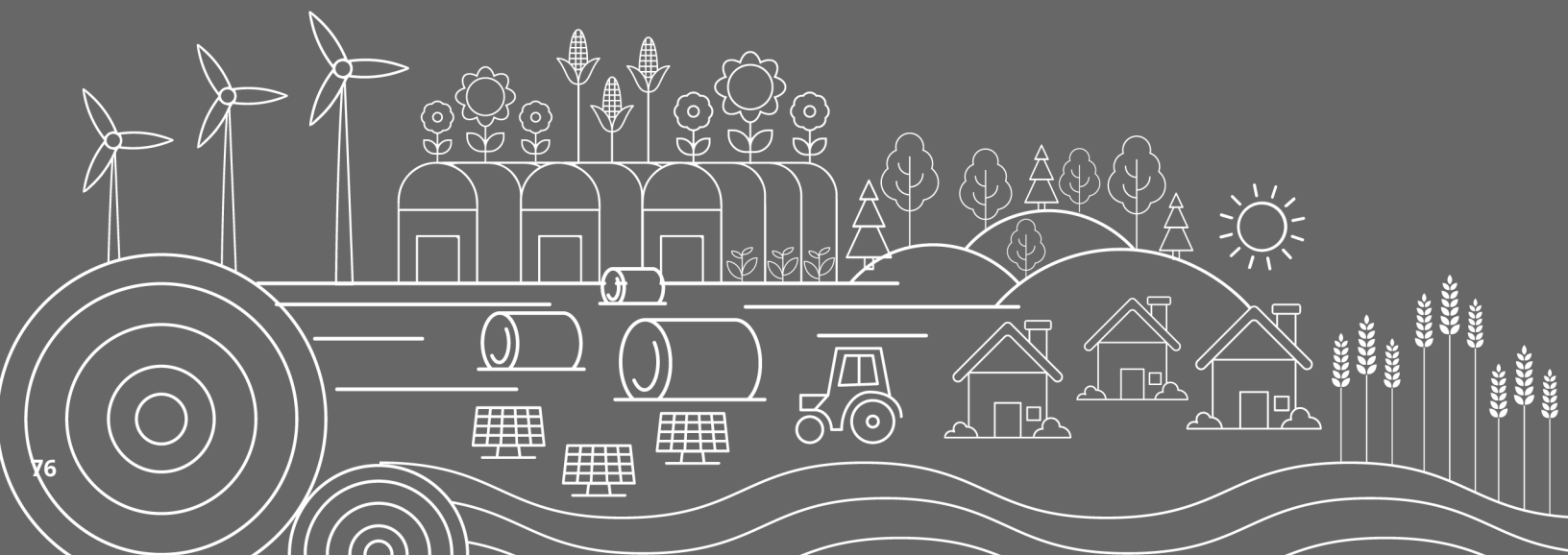
Protecting Historic Resources

- 7.1.12 The County **shall** support the preservation of historic buildings and sites as determined by Council.



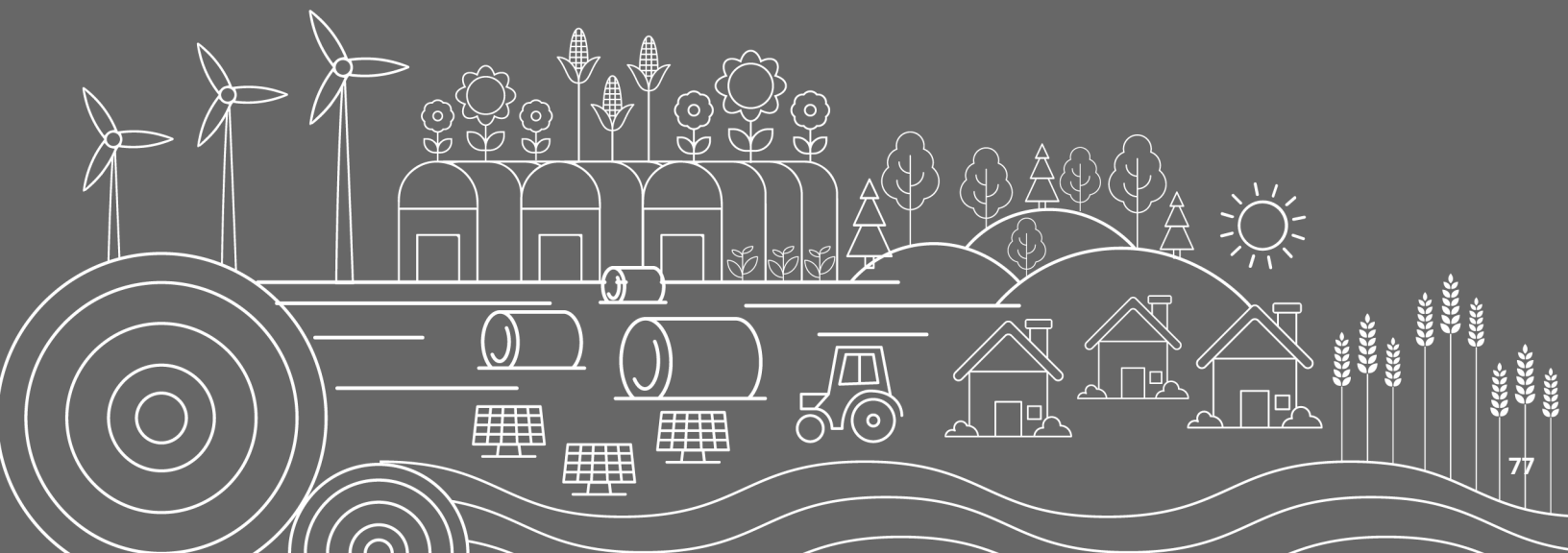
8

RESOURCE EXTRACTION AND RENEWABLE ENERGY



8

RESOURCE EXTRACTION AND RENEWABLE ENERGY





8 RESOURCE EXTRACTION AND RENEWABLE ENERGY

Cypress County recognizes the important role that resource extraction and renewable energy plays in promoting a strong and diversified economy. As the County continues to grow, it is committed to supporting appropriate and accountable resource extraction and renewable energy development while ensuring its compatibility among human settlements and the environment.

OBJECTIVES

- » *To support resource extraction that is safe for the environment and human settlement.*
- » *To require the appropriate and accountable remediation of environments impacted by resource extraction.*
- » *To proactively balance renewable energy development with the impacts on human settlement, while supporting such development.*

POLICIES

General Resource Extraction and Renewable Energy

- | | |
|-------|---|
| 8.1.1 | The County shall require that companies involved in the exploration and development of natural resources construct access roads on existing road allowances where physically possible, in accordance with the Cypress County Design Guidelines and Construction Standards. |
| 8.1.2 | The County should require that resource extraction and renewable energy related traffic use identified routes that are designed for the increased load where applicable. |
| 8.1.3 | The County may require that all new developments related to the resource extraction and renewable energy sectors enter into a road use agreement with the County. |



POLICIES

Sand and Gravel Resource Extraction

- 8.1.4 The County **shall** require that applicants for County approved sand and gravel resource extraction operations minimize the adverse effects the development may have on existing residents, adjacent land uses, and the environment.
- 8.1.5 The County **shall** encourage collaboration with the County, the sand and gravel resource extraction industry, and residents, landowners, and business owners within the County to find solutions to impacts caused by the sand and gravel resource extraction industry.
- 8.1.6 The County **will** coordinate with provincial authorities and the sand and gravel resource extraction industry to reclaim all lands once the development is no longer operational, including those areas within still operating developments, and to include conditions to minimize the adverse effects of the extraction operation on existing residents, adjacent land uses, and the environment.
- 8.1.7 The County **shall** discourage sand and gravel resource extraction from occurring near residential land uses, except where the operation is occurring as part of a communal living arrangement.
- 8.1.8 The County **shall** discourage new residential development on lands that may be impacted by existing or future sand and gravel resource extraction.

Oil and Gas Wells and Pipelines

- 8.1.9 The County **will** encourage the Alberta Energy Regulator to apply provincial setback regulations and guidelines when considering applications for oil and gas development to minimize the adverse effects on existing residents, adjacent land uses, and the environment.
- 8.1.10 The County **should** encourage the Alberta Energy Regulator and the oil and gas industry to remediate abandoned well sites and pipelines.



POLICIES

Sour Gas Facilities	<p>8.1.11 The County shall recognize the importance of safe planning around sour gas pipelines and facilities and the role of the Alberta Energy Regulator in regulating sour gas facilities located within the County. and the role of the Alberta Energy Regulator in regulating sour gas facilities located within the County.</p> <p>8.1.12 The County shall encourage the Alberta Energy Regulator to adhere to the setback guidelines for sour gas facilities.</p> <p>8.1.13 The County shall ensure all subdivision and development applications which are located within 1.5 km of a sour gas facility are referred to the Alberta Energy Regulator.</p> <p>8.1.14 The County shall recognize that in accordance with the Municipal Government Act, a license, permit, approval, or other authorization granted by the Alberta Energy Regulator shall prevail over any bylaw or land use decision rendered by Cypress County.</p> <p>8.1.15 The County shall not approve any subdivision or development if the setback distance is less than the setbacks outlined by the Alberta Energy Regulator, and in accordance with the Subdivision and Development Regulation, unless the County receives written approval for a lesser setback distance from the Alberta Energy Regulator.</p>
Renewable Energy Development	<p>8.1.16 The County shall support and encourage renewable energy projects to locate in the County in a planned and managed way to mitigate the impacts on area residents, farming operations, and other industries.</p>





POLICIES

Wind Energy Facilities

- 8.1.17 The County **shall** encourage the integration of wind renewable energy with other land uses in the County.
- 8.1.18 The County **shall** discourage wind energy facilities to locate within close proximity to a hamlet or existing multi-parcel country residential subdivision, the City of Medicine Hat, or the Town of Redcliff to avoid potential impacts.
- 8.1.19 The County **shall** require that wind energy facilities submit applications that include:
- an accurate site plan showing and labeling the location of the site, the projected number of towers, the location of overhead utilities and access roads.
 - approval from the appropriate provincial authority.

Solar Energy Facilities

- 8.1.20 The County **shall** encourage the integration of solar energy facilities with other land uses in the County.
- 8.1.21 The County **shall** require that solar energy facilities submit applications that include:
- an accurate site plan showing and labeling the location of the site, the projected number of panels, the location of overhead utilities and access roads.
 - approval from the appropriate provincial authority.



9

COMMUNITY INFRASTRUCTURE AND SERVICES



9

COMMUNITY INFRASTRUCTURE AND SERVICES





9 COMMUNITY INFRASTRUCTURE AND SERVICES

Physical infrastructure such as school, parks, open spaces, recreation facilities, and cultural and institutional uses are an essential part of a high-quality rural lifestyle. Cypress County is committed to supporting vibrant communities that are reflective of the County's rural lifestyle, by ensuring all residents have access to quality community infrastructure and services.

OBJECTIVES

- » *To provide and promote inclusive, equitable, safe, and vibrant communities reflective of the rural lifestyle.*
- » *To work with the local school district to plan for the future of schools in the County.*
- » *To provide quality protective services to residents, businesses, and visitors to the County.*
- » *To promote development of the recreation potential of the municipality.*
- » *To implement the Recreation Master Plan.*



POLICIES

Social, Institutional and Community Services

- 9.1.1 The County **should** encourage public participation in its planning and development of institutional, recreation, and community services endeavors.
- 9.1.2 The County **should** investigate innovative tools to raise awareness of community events, initiatives, and other public interest items.
- 9.1.3 The County **may** encourage and support the development of neighbourhood and community groups and initiatives that support community well-being and human connectivity.
- 9.1.4 The County **should** maintain public amenities where County residences can gather and socialize.
- 9.1.5 The County **may** seek opportunities to partner with school boards and other educational institutions to advocate for investment in educational and training programs to locate within the County.
- 9.1.6 The County **should** support community organizations in the maintenance of recreation areas.



POLICIES

Emergency and Protective Services

- 9.1.7 The County **shall** continue to work with jurisdictional neighbours to develop and implement integrated plans and agreements regarding fire prevention measures and firefighting services.
- 9.1.8 The County **shall** support the establishment of Fire Protection Areas in all parts of the County for the operation of rural fire departments.
- 9.1.9 The County **shall** require a supply of on-site water for fire fighting purposes for buildings in accordance with Safety Code requirements.
- 9.1.10 The County **should** develop and maintain measures to prevent and control wildfires, including public education and the guidelines described in the Fire Smart Design Principles.
- 9.1.11 The County **may** require a wildfire protection plan for proposed multi-parcel subdivisions.
- 9.1.12 The County **shall** maintain a strong and collaborative relationship with the Royal Canadian Mounted Police (RCMP) and jurisdictional neighbours to provide efficient and effective protective services for County residents, businesses, and visitors.
- 9.1.13 The County **should** explore opportunities for additional partnerships to address gaps within the existing protective service.

Municipal Reserves

- 9.1.14 The County **shall** require that all developers of new subdivisions provide either 10% of the land, or money in place of municipal reserve or a combination there-of, in compliance with the MGA, for municipal reserve.
- 9.1.15 The County **shall** use any funds acquired through cash-in-lieu of municipal reserve for the development of parks, open spaces, or other recreational opportunities identified in the Recreation Master Plan and long-term capital plan.
- 9.1.16 The County **shall** adhere to County policies, agreements with local school boards, and the requirements of the MGA for the acquisition, deferral, and disposition of municipal reserve land.



POLICIES

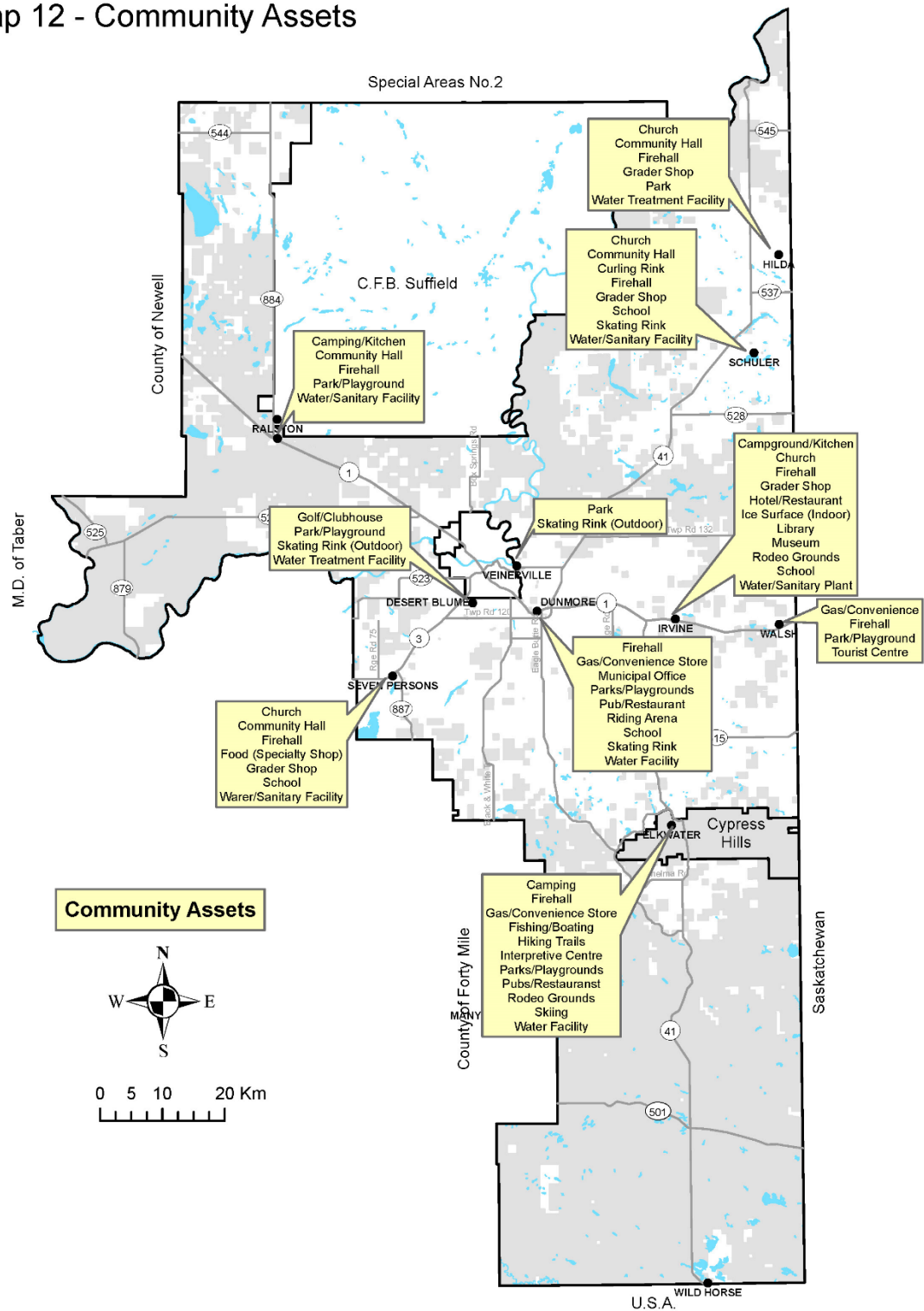
Schools, Parks and Open Spaces

- 9.1.17 The County **shall** work with the local school district to identify and provide areas for future school sites within the County.
- 9.1.18 The County **may** obtain land for future school sites through municipal reserve dedication acquired as part of a subdivision or development process.
- 9.1.19 The County **shall** encourage co-operation and joint use agreements with other municipalities located within or adjacent to the County regarding recreation facility development and programming.
- 9.1.20 The County **shall** encourage the development and operation of regional parks and campgrounds such as the Sandy Point Recreation Area and the Cavan Lake Recreation Area by local community organizations.
- 9.1.21 The County **shall** support recreational development within the municipality that is in alignment with the Recreation Master Plan.
- 9.1.22 The County **may** support recreational development proposals from private companies that do not adhere entirely to the Recreation Master Plan.
- 9.1.23 The County **should** monitor the use of existing recreational facilities and identify trends in the facilities usage to inform future decisions around upgrades, expansions, or new recreational development.
- 9.1.24 The County **shall** encourage compatible development near Cypress Hills Interprovincial Park and may refer any development proposal to the appropriate Alberta Government departments for their comments prior to proceeding with the formal adoption process.



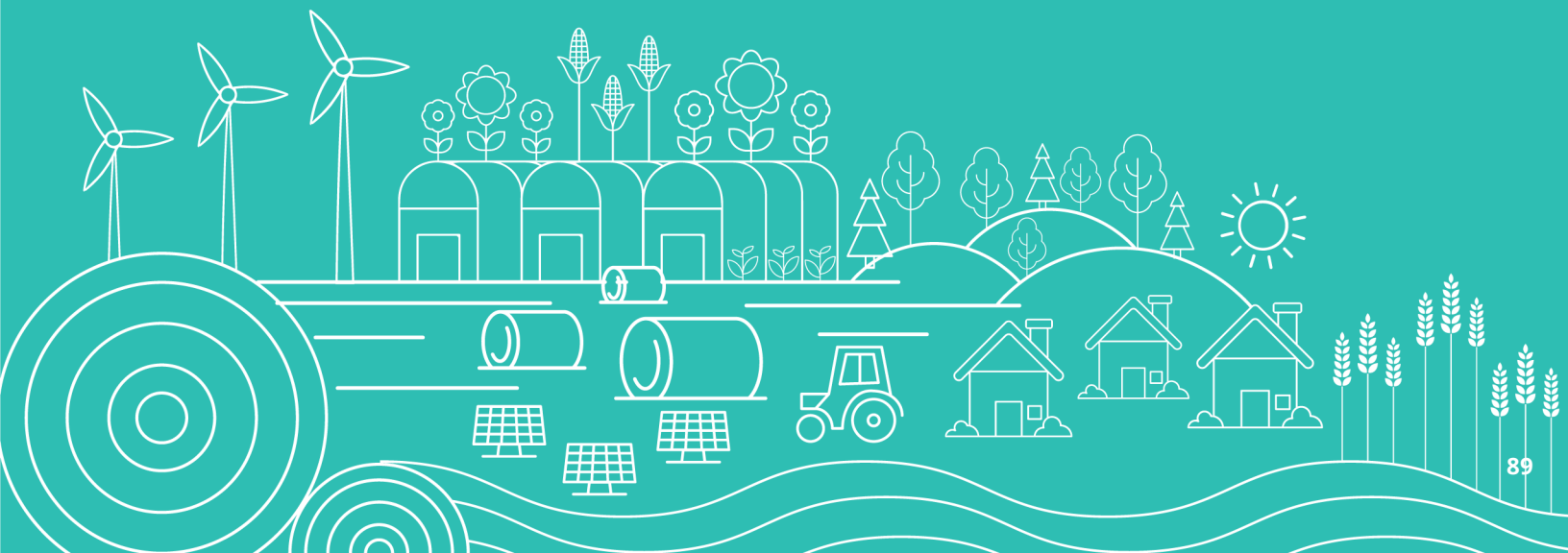
▼ MAP 12: COMMUNITY ASSETS

Map 12 - Community Assets



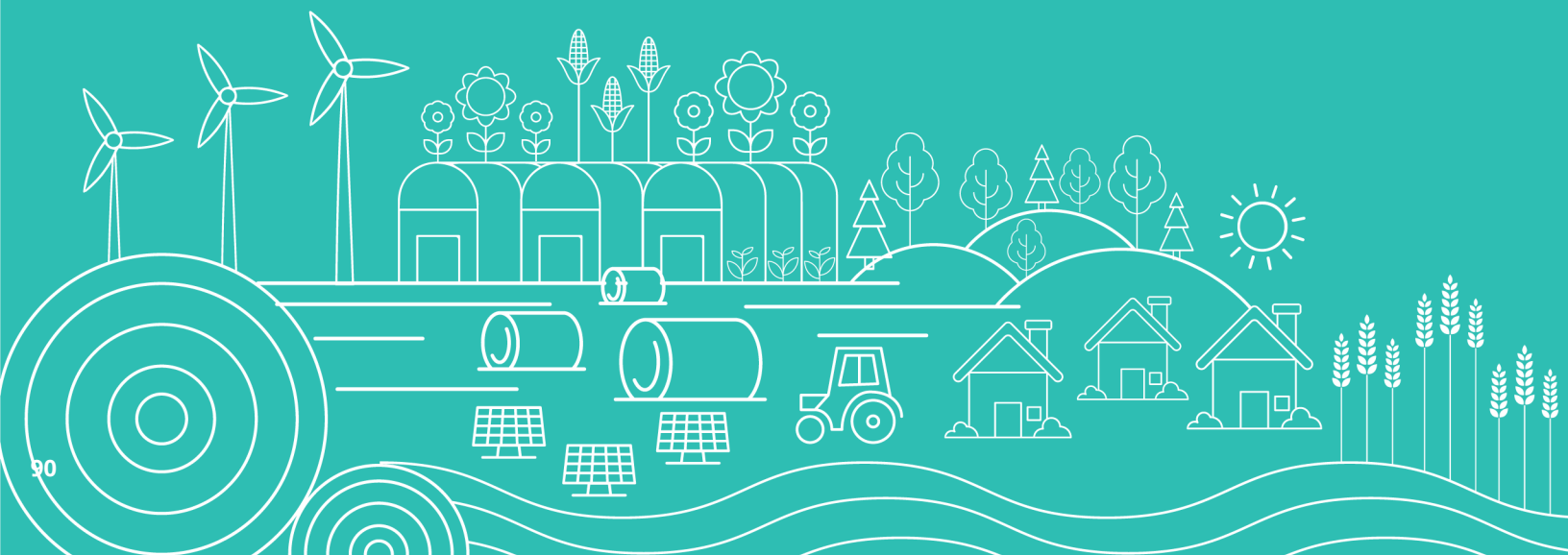
10

INTERMUNICIPAL COLLABORATION AND GOVERNANCE



10

INTERMUNICIPAL COLLABORATION AND GOVERNANCE





10 INTERMUNICIPAL COLLABORATION AND GOVERNANCE

Fostering relationships and working collaboratively with neighbouring municipalities, regional and indigenous partners and other agencies is key to the region's success. Cypress County is an important municipal anchor in southern Alberta and is committed to working with neighbouring communities to ensure that growth and development is undertaken in a collaborative and transparent way that will strengthen relationships and benefit the municipality and region.

OBJECTIVES

- » *To plan for the orderly expansion of the corporate boundaries of urban municipalities within the municipality.*
- » *To foster strong collaboration with municipal neighbours, regional and Indigenous partners, CFB Suffield, the provincial and federal governments, and other bordering jurisdictions.*

POLICIES

Collaborative Approach	10.1.1	The County shall continue to support jurisdictional alliances that facilitate the provision of transportation networks, municipal servicing infrastructure, economic diversification, and environmental and recreational initiatives.
	10.1.2	The County shall seek to resolve any inter-jurisdictional concerns, issues, or disputes with an intent to achieve a resolution that is of mutual benefit to all parties.
	10.1.3	The County shall resolve disputes within adopted IDP boundaries in the method outlined in the IDP, and in alignment with the MGA.
Working with Neighbours	10.1.4	The County shall continue to work with its municipal neighbours on projects and initiatives that are of mutual benefit through joint agreements and cooperation.
Planning Cooperation and Integration with Provincial and Federal Authorities	10.1.5	The County shall work collaboratively with provincial and federal authorities on projects and initiatives that benefit the County's residents and industries.





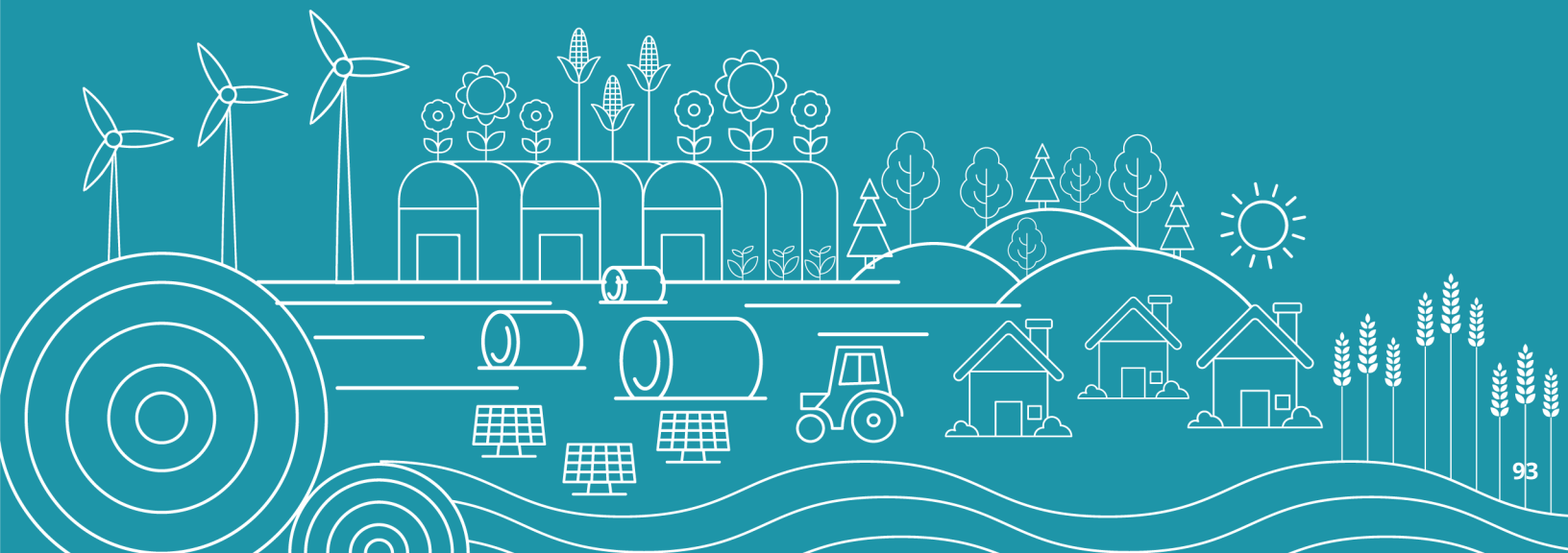
POLICIES

Intermunicipal Planning

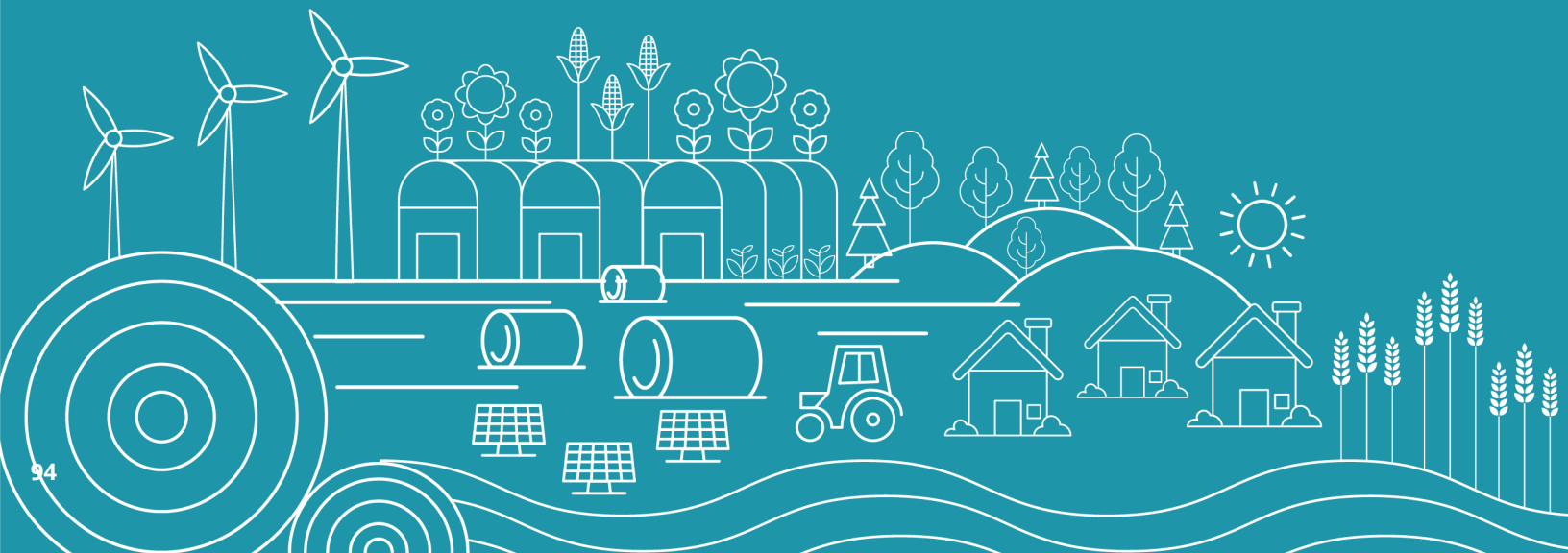
- 10.1.6 The County **shall** work collaboratively with provincial and federal authorities on projects and initiatives that benefit the County's residents and industries.
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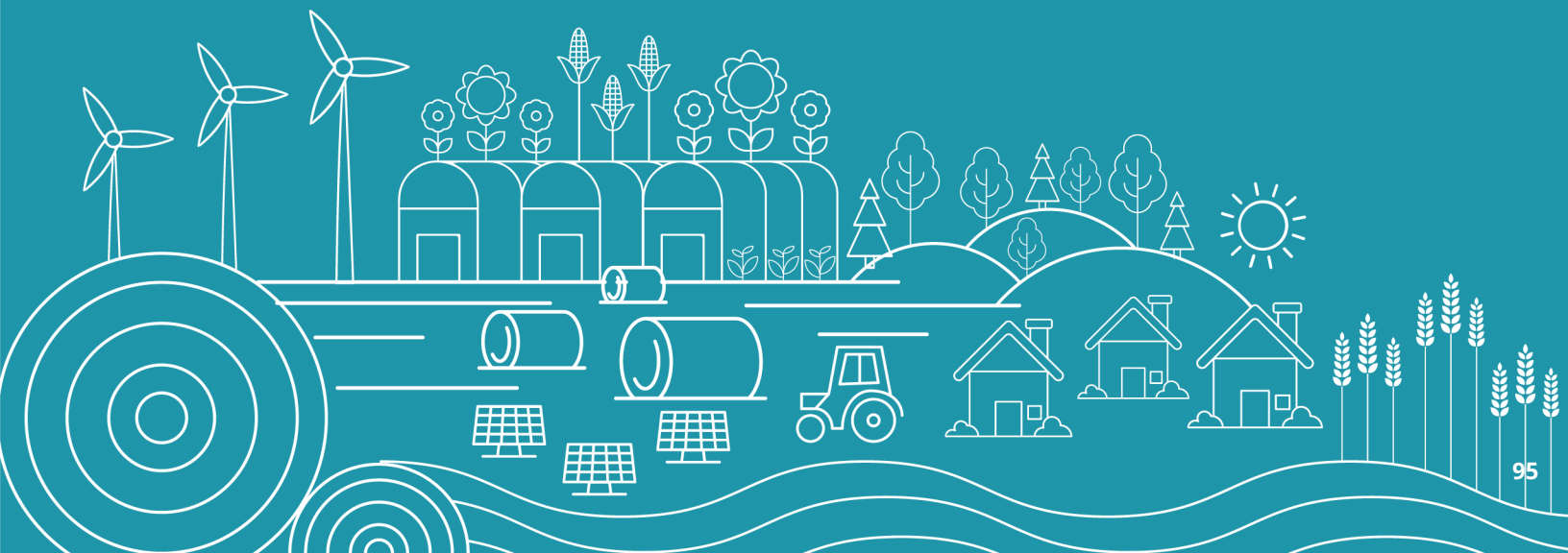
11 IMPLEMENTATION



11 IMPLEMENTATION



11 IMPLEMENTATION





11 IMPLEMENTATION

This Municipal Development Plan was established as an effective tool to help the County prioritize and achieve their goals and objectives. Cypress County is committed to ensuring the MDP remains up to date through the process of reviewing and monitoring growth and ensuring any other documents remain aligned with its policies over time.

OBJECTIVES

- » *To ensure consistency with higher order statutory planning documents.*
- » *To provide for a framework to effectively implement this Plan.*
- » *To monitor the relevancy of this Plan, and to update it as necessary to meet the changing needs of the County.*

POLICIES

Priorities and Budgeting

- 11.1.1 The County **will** use the annual capital and operating budget process to prioritize where public funds are used to support future growth and development in the County.
- 11.1.2 The County **should** use an asset management strategy and plan to identify the lifecycle of County infrastructure and building assets and determine, as part of the annual budget process, both annual and long-term investment priorities

MDP Review and Monitoring through development of outcomes and indicators

- 11.1.3 County administration **will** establish a process for providing Council and the Municipal Planning Commission with regular reporting on identified targets, indicators, and outcomes that track the progress of growth and development in the County relative to the policies in the MDP.
- 11.1.4 County administration **will** monitor and review the MDP on an annual basis and conduct a major update to the Plan every five years.

Updating Area Structure Plans to Reflect the MDP and IDP Directions

- 11.1.5 The County **will** review and update ASPs to reflect the policy direction contained within the MDP and IDPs.

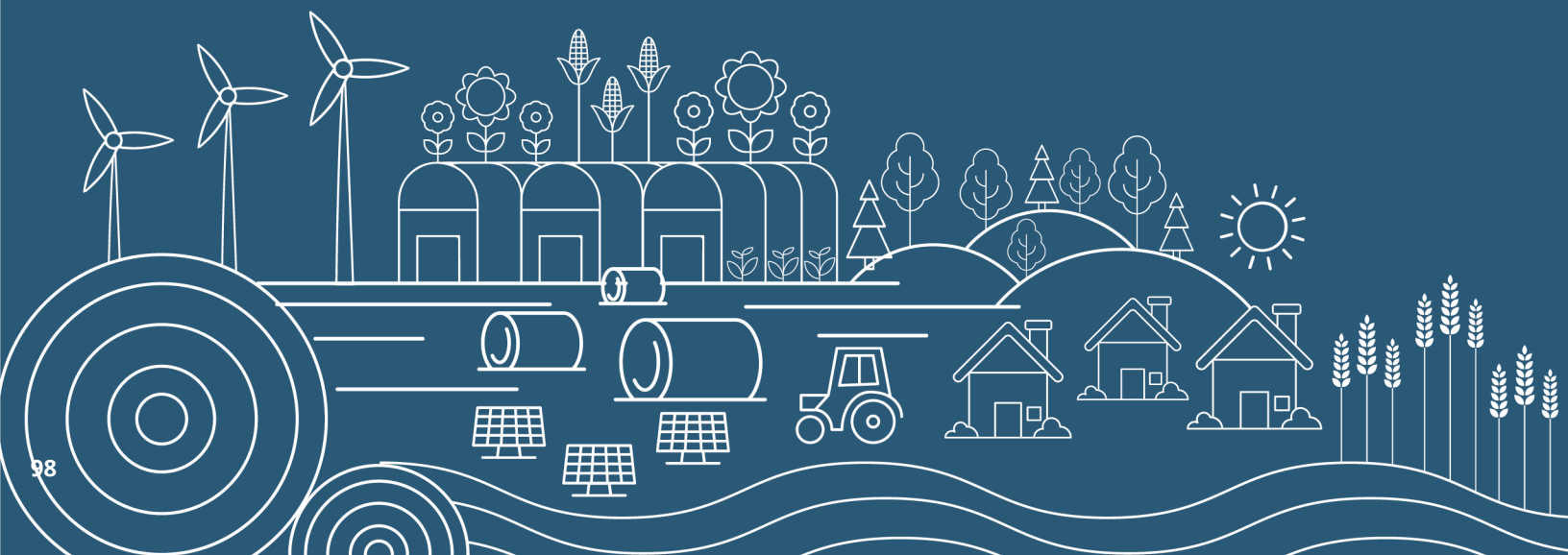




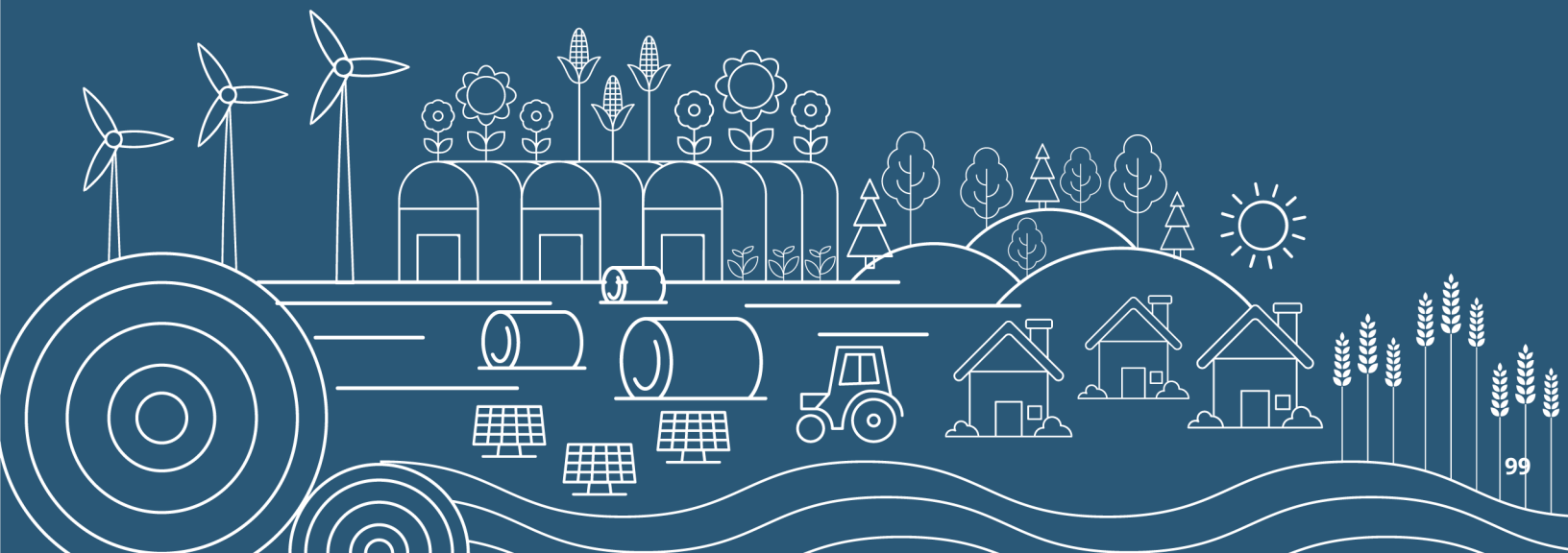
Implementing the Regional Plan at the County	11.1.6	The County will coordinate and work with provincial departments and intermunicipal partners when making local land use decisions to achieve the environmental, economic, and social outcomes identified in the South Saskatchewan Region Plan and to address development approval processes and issues that transcend jurisdictional boundaries and are of mutual interest.
Implementing the IDPs at the County	11.1.7	The County shall establish internal procedures and processes to align with the implementation requirements contained in the adopted IDPs.
Statutory Plans and Development Applications Prior to Adoption of the MDP	11.1.8	The County shall ensure that where a bylaw to approve an ASP or LUB amendment has been considered by Council at a Public Hearing prior to the date on which this MDP is adopted, and where the ASP or LUB amendment would be inconsistent with this MDP, Council may proceed with further readings and adoption of the bylaw, provided that final adoption occurs no later than two (2) years from the date on which this MDP is adopted.
	11.1.9	The County shall ensure that where an application for subdivision has been deemed complete prior to the date this MDP is adopted, and where the proposed subdivision would be inconsistent with this MDP, the Subdivision Approving Authority may proceed with approval of the subdivision provided that the approval occurs no later than six (6) months from the date on which this MDP is adopted. The Approving Authority must not grant any extensions to the one (1) year approval period for any subdivision approvals under this policy.
Community Partnerships	11.1.10	The County will identify actions and partner with local organizations, groups, and associations to implement the MDP at the community level or scale.
Land Use Bylaw	11.1.11	The Council, administration and the Municipal Planning Commission shall ensure land use bylaw amendments and development decisions are consistent with the policy direction in the MDP.



12 GLOSSARY



12 GLOSSARY





12 GLOSSARY

12.1 Definitions

- 12.1.1 Words, terms, and phrases that occur in this Plan, which are also defined in the MGA or other provincial legislation, shall retain the same definition.
- 12.1.2 Any words, terms, and phrases that occur in this Plan that are not provided for in this section and are not defined in the MGA or other provincial legislation, shall use their ordinary and customary definitions.
- 12.1.3 The following words, terms, and phrases, where they occur in this Plan, shall have the meaning assign to them in the following table:

Affordable Housing	means rental or owned housing that is affordable and targeted for long term occupancy costing less than 30% of before tax household income.
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Agriculture	means the growing, raising, managing and /or sale of livestock, crops, foods or other agricultural products, horticulture, greenhouses, and agri-food related value-added enterprises.
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Agriculture, Industrial	means agriculture at a higher level and includes provincial scale inputs and outputs per unit of agricultural land area.
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Agriculture, Value-added	means a development of small-scale production, manufacturing, food processing, retail activities and food service operations as a direct extension of an agricultural or farming operation. The intent of these developments is to promote the diversification of farming and agricultural operations and to provide landowners opportunity for economic benefit of changing a primary product into one that has an increased consumer appeal. This includes but is not limited to milling wheat into flour, on-site butchering of livestock and poultry for on-site retail sales, marketing, and sales of organic products, micro distilling, or agri-tourism opportunities like pick your own fruit.
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Agri-Tourism	means a tourist-oriented activity, event, service and/or facility that is part of an agricultural operation that promotes the products grown, raised and/or processed on that agricultural operation.
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Alternative Renewable Energy Resources	means energy generated from renewable natural sources such as wind, or solar.
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Area Structure Plan	means a statutory plan adopted by a municipality by bylaw in accordance with the MGA to provide a framework for the subsequent subdivision and development of a defined area of land.
Communal Servicing Systems	means the provision of communal or community piped and treated water or wastewater services to a residential multi-parcel subdivision that is privately owned and operated.
Compatible development/land uses	means a development or land uses that are able to exist in close proximity without conflict or undesirable off-site impacts to adjacent or nearby properties.
Complete Community	means a pattern of land use development, located within a single concentrated area or hamlet, and provides a range of housing, proximity to employment areas, local amenities, community services, and community facilities. The elements of a complete community can vary depending on the community and its location within a rural or hamlet context.
Contiguous lands	means sharing a common border, touching, or connected through an unbroken boundary line.
County	means Cypress County unless otherwise noted.
Development	means a change of use of land or a building; the construction of a building; an extraction or stockpile; or change in intensity of use, as per the definition in the MGA.
Ecosystem	means a community of living organisms interacting with each other and the nonliving, physical components of the environment (e.g., air, soil, water, and sunlight) as system within a defined geographical space.
Employment Area	means a localized area with industrial, commercial and/or institutional land uses that have locally significant business and economic activities and generate a small concentration of employment for the local area or surrounding; or rural areas with existing resource based economic assets resulting in dispersed employment through agricultural activities, mining activities (sand and gravel). Employment Areas may be located within an existing hamlet community, or outside of hamlet communities in the rural area.
Farmstead	means the subdivision of a parcel of land (typically out of a quarter section) where there is an existing residence and associated improvements.
Fragmentation	means the process of reducing the size and connectivity of an area. In the context of rural lands or undisturbed natural areas, fragmentation occurs when a contiguous agricultural or undisturbed natural area is divided into





	isolated parcels separated by non-agricultural land uses and can impact the productivity or ecological integrity of the land. Fragmentation can also occur within a given agricultural parcel of land by access roads, oil, and gas developments and/or linear infrastructure.
Garden Suite	sometimes called a granny flat, means a self-contained dwelling without a basement. It is installed in the rear or side yard of a lot with an existing, permanent, single detached house as defined in the Land Use Bylaw.
Groundwater	means saturated and unsaturated areas beneath the Earth's surface (i.e., soil pore spaces and in the fractures of rock formations) consisting of water that has seeped down from the surface and is considered the primary method of supplying and recharging aquifers.
Hamlet, Growth	means a hamlet identified for growth by the County that has some municipal servicing, amenities and alternative housing forms and supports a range of land uses and services where appropriate servicing is available.
Hamlet, Rural	means a hamlet identified for some growth by the County and is without municipal servicing or additional amenities. Rural hamlets are predominately in agricultural/ rural settings and serve the local community.
Hamlet, Small	means a hamlet identified for limited growth by the County and may or may not have municipal servicing or additional amenities. Small hamlets are predominately in agricultural/ rural settings and may serve both the local community and travelling public.
Home Based Business	means the operation of a business or occupation within a dwelling and/or its accessory building(s) and may also mean the operation of a business or occupation, or on a parcel on which a dwelling is located and where one or more residents of the parcel is/are involved in the occupation or business.
Infill	means the development of vacant lots within previously developed areas.
Infrastructure & Multi-use corridors	means an identified right-of-way for energy, electricity, and other utility infrastructure.
Infrastructure, Municipal	means the land, pipes, storm ponds, treatment plants, and other related municipal facilities for the provision of roads, water, storm water, and wastewater services.
Institutional	means a use by or for an organization or society for public or social purposes.
Intermunicipal Development Plan (IDP)	means a statutory plan adopted by two or more municipalities by bylaw in accordance with the MGA that applies to lands of mutual interest to the participating municipalities, typically along their shared boundaries.





Major Development	means development of a large property that may have off-site impacts, including but not limited to, traffic, noise, odour, and dust.
May	means a directive term that is discretionary and can be implemented if the municipality chooses to do so.
Municipal Development Plan (MDP)	means a statutory plan adopted by a municipality by bylaw in accordance with the MGA that: addresses future land use and development within the municipality; coordinates land use, growth patterns and infrastructure with adjacent municipalities (if there are no IDPs in place); and provides for transportation systems, municipal services, and facilities (either generally or specifically).
Municipal Government Act (MGA) -	means the Municipal Government Act - Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, also referred to as The Act. The MGA sets out the legislated roles and responsibilities of municipalities and elected officials.
Multi-parcel Subdivision	means the subdivision of lands that consists of more than four lots, not including the remnant parcel.
Municipal Reserve	definition as per the Municipal Government Act (MGA)
Must	means a directive term that indicates the action is mandatory.
Natural Environment	mean a system of natural features and areas that are linked and connected by natural corridors necessary to maintain biological and geological diversity, natural functions, viable populations of Indigenous species (including flora and fauna), and ecosystems.
Non-Statutory Plan	means a plan adopted by a municipality by resolution to address land use planning or master planning needs.
Open Space	means a passive and structured leisure and recreation areas. Open space includes parks, recreation and tourism attractions and natural areas.
Piped Municipal Services	means the pipes and related facilities associated with municipal water, storm water and wastewater infrastructure.
Private on-site services	means a private water well or private septic system serving an individual parcel.
Require	means a directive term that indicates the action is mandatory.





Residential, Country	means a multi-parcel subdivision of lands for residential purposes where servicing is provided either through onsite water and private sewer systems, municipal infrastructure, or private communal systems.
Resilience	means the capacity of a system to withstand and bounce back intact from environmental or human disturbances.
Secondary Suite	means a self-contained dwelling unit, that is located within, and accessory to a single-detached or semi-detached dwelling that meets the Alberta Building Code. Secondary suites are clearly secondary in size to the principal dwelling within the same building, which may or may not share access to the outside and/or other facilities with the main dwelling unit.
Shall	means a directive term that indicates the action is mandatory.
Should	means a directive term that strives to achieve an outlined action but is not mandatory.
Statutory Plan	means a plan adopted by a municipality by bylaw in accordance with the MGA including IDPs, MDPs, and ASPs.
Watershed	means an area of land, bounded by topographic features, where water drains into a shared basin such as a river, stream, lake, pond, or ocean. The size of a watershed can be tiny or immense and the boundaries and velocity of water flow are determined by landforms such as hills, slopes, and mountain ranges that direct where water will flow.
Wetlands	means land saturated with water long enough to promote formation of water altered soils, growth of water tolerant vegetation and various kinds of biological activity that are adapted to the wet environment.
Will	means a directive term that indicates the action is mandatory.





APPENDIX A: AREA STRUCTURE PLANS

WHAT IS AN ASP AND WHEN IS IT REQUIRED?

AREA STRUCTURE PLAN (ASP)

- A long-range land use and servicing plan, adopted by bylaw and prepared in accordance with the Municipal Government Act, for a large land base, typically with a longer than five year anticipated build out and covering at least one quarter section of land. It provides a high-level framework for land use patterns and infrastructure provision.
- It could be initiated by either a developer or the County. A larger impact bareland condo development, especially a golf course resort development will require an ASP, or a multi-parcel country residential development containing more than 4 residential lots may require an ASP if the County determines the future build-out of the development may exceed 4 residential lots in the future.

HAMLET AREA STRUCTURE PLAN (HASP)

- A long-range land use, servicing, and community plan, adopted by bylaw and prepared in accordance with the Municipal Government Act, for hamlets. It provides a high level, community-oriented framework for land use patterns, infrastructure provision and community development.

WHEN DO WE REQUIRE SUCH A DOCUMENT?

- Large scale areas typically greater than one quarter section in size, and with a range of land uses and servicing considerations (ASP).
- For Growth Hamlets identified in this MDP (HASP).

WHAT THE DOCUMENT MUST ADDRESS?

1. Plan Purpose and rationale, description of Plan Area and Location and Scope of Plan.
2. Compatibility with Municipal Government Act, Cypress County Municipal Development Plan, other County plans and policies.
3. Site Context and development considerations including existing site conditions, topography, constraints, and adjacent development.
4. Proposed Development / Future Land Use Concept.
5. Cypress County Design Guidelines and Construction Standards including transportation/connectivity networks and servicing infrastructure and capacities.
6. Density and Phasing of Land Development and Infrastructure.
7. Environmental and biophysical impact.
8. Reserve land requirements to meet County and school needs and location of desired reserve lands.
9. Archaeological or historic impact.
10. Public engagement.
11. Other items that Cypress County may require to aide in their assessment.





BIOPHYSICAL ASSESSMENT PROCESS REQUIREMENTS

The biophysical assessment process may be applied to planned developments within the County where the MDP has identified environmentally sensitive or hazard land features and which require municipal approvals and will follow the County's development approval procedures.

DESKTOP BIOPHYSICAL ASSESSMENT

A desktop biophysical assessment may be required for simple subdivisions, as well as any stripping, filling, excavation, grading activities, tree clearing, or creation of a pond or dugout if the proposed activities take place within or adjacent to an Environmentally Significant Area, hazard land, watercourse, wetland, or water body. The desktop biophysical assessment is a simple assessment based on publicly available information that is used to identify if any environmental triggers are present that require mitigation measures, further investigation, or additional permits/approvals from other government agencies. The desktop biophysical assessment is a one-page assessment form that can be completed by a qualified environmental professional.

COMPREHENSIVE BIOPHYSICAL ASSESSMENT

A comprehensive biophysical assessment where required by the County for Area Structure Plans, multi-parcel subdivisions, and major resource extraction activities. The Comprehensive Biophysical Assessment must be completed by a qualified environmental scientist. The Comprehensive Biophysical Assessment shall, at a minimum, include:

1. An in-depth assessment of potential impacts to the existing environment associated with a proposed development project.
2. Completion of desktop studies, as well as detailed field surveys for specific environmental disciplines where applicable (e.g., soil surveys, vegetation and listed plant surveys, wetland assessments, species specific wildlife surveys, fish habitat surveys, hydrological and water quality surveys).
3. Identification of key issues or environmental sensitivities.
4. Identification of proposed Best Management Practices (BMPs) and mitigation measures that will be implemented, as well as the rationale of how those BMPs and mitigation measures will avoid or minimize potential development impacts.
5. Address the following topic matters: Project Description, Regulatory Information Requirements, Study Area, Assessment Methods, Overview of existing environment, Terrain and soils, Hydrology and water quality, Wildlife Habitat and wildlife species, Fish and Fish Habitat, Environmental sensitivities, and proposed mitigations.



DOMESTIC GROUNDWATER ASSESSMENT

The domestic groundwater assessment must be a professional engineer, professional geologist, or professional geophysicist (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the groundwater field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The Domestic Groundwater Assessment will identify:

1. Quantity and quality of Groundwater Available to Households within the proposed subdivision.
2. Potential Interference with Existing Groundwater Users.
3. Consistency with an Applicable Approved Water Management Plan.

The Domestic Groundwater Assessment will include:

1. Collection, summary, and assessment of existing local groundwater data.
2. Aquifer testing if existing local groundwater data insufficient.
3. The consultant should clearly state in the conclusion of the report:
 - a) whether groundwater in the underlying Proposed Subdivision Area can supply water for household purposes to each proposed lot and associated household during peak demand periods and over the long term (where each household has its own water well; each household can use a maximum of 1250 cubic metres of water per year);
 - b) whether the diversion of 1250 cubic metres of water per year for household purposes under section 21 of the Water Act for each of the households within the subdivision will interfere with any household users, licensees or traditional agriculture users who exist when the subdivision is approved; and
 - c) whether the diversion of groundwater by the proposed subdivision's households is consistent with an applicable approved water management plan.

FLOODPLAIN (1:100 YEAR) ANALYSIS

Flood Plain (1:100 Year) Analysis is required for proposed multi-parcel subdivisions and major development applications on sites located adjacent to a significant waterbody. The assessment will be prepared by a qualified hydrologist, and will confirm:

- 1) Where the floodplain and flood-prone/fringe areas are.
- 2) How often the floodplain will be covered by water.
- 3) How long the floodplain will be covered by water.
- 4) At what time of year flooding can be expected.





ENVIRONMENTAL SITE ASSESSMENT (ESA)

Where the County requires an environmental site assessment as part of the development or subdivision process the assessment must be prepared by Professionals who conduct Phase I or Phase II ESAs and who possess knowledge based on an appropriate combination of formal education, skills, experience, and training in order to provide a technically sound and rational ESA. A competent practitioner is an individual who has acquired a combination of education and work experience relating to specific activities that results in the individual having the ability to undertake, at an appropriate level, one or more component(s) of the reclamation or remediation work.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

The Phase 1 ESA will at a minimum contain the following:

- 1) A records review, including but not limited to, a historical aerial photograph review, title search; regulatory information.
- 2) A site visit.
4. Interviews.
5. An evaluation of information and reporting.
6. Must conclude one of the following:
 - a) no evidence of contamination in connection with the property;
 - b) evidence of potential contamination in connection with the property (listed and described);
 - c) evidence of actual contamination in connection with the property (listed and described); or
 - d) evidence of actual and potential contamination in connection with the property (listed and described).

If evidence of potential contamination is identified, the Phase 1 ESA shall recommend if a Phase 2 ESA is required.

PHASE 2 ENVIRONMENTAL SITE ASSESSMENT

The Phase 2 ESA will at a minimum include:

1. Confirmation of Phase I ESA findings.
2. Identify contaminants that are present.
3. Develop a basic understanding of the site geology and hydrogeology, often referred to as developing a “hydrogeological conceptual site model.” The specific nature and level of detail required of such an understanding, and the level of effort required to achieve this depends on the specific study objectives and site conditions.
4. Identify the properties of media (e.g., soil texture classification) that will affect the generic or property-specific (i.e., as determined by a risk assessment) guidelines applicable to the property.
5. Measure the concentration of each contaminant.
6. Understand the fate and transport mechanisms for contaminants of concern and delineate the nature and extent of any contamination. This will include determining the spatial distribution of the potential contamination. It includes characterization of the chemical composition of potential contaminants and the media in which the potential contamination may be found (i.e., soil, groundwater, or other media), and identifying and describing the origin or source of the contaminants.



7. Complete spatial delineation of any contaminant plume, whether onsite or off-site.
8. Interpretation of the environmental impact(s), if any, based on comparison against relevant regulatory guidelines for the affected media.

GEOTECHNICAL EVALUATION

The County may require a geotechnical evaluation as part of a development or subdivision application where the County may suspect there maybe unstable soils as part of the proposed development. Where a geotechnical evaluation is required by the County the evaluation must be prepared by a professional engineer, professional geologist, or professional geophysicist (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the geotechnical field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The Geotechnical will include:

1. Test hole location plan and soil logs for each test hole.
2. Results of the tests holes noted above.
3. Water table contour map.
4. Recommendation on suitability of site for the proposed development.
5. Comments on the soil bearing capacity and recommended setbacks from escarpments for various types of building foundations.
6. recommendations with regard to trench excavation, backfill specifications, and road pavement structure requirements.





TRAFFIC IMPACT ASSESSMENT

The County may require a traffic impact assessment of a development or subdivision application where the County determines there may be an impact to the surface or subsurface condition of the County road, or impact to safety or function on the road, or impacts as a result of increased volume of traffic coming from the proposed development. Where the County requires a traffic impact assessment the assessment must be prepared by a professional engineer (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the Transportation field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The Traffic Impact assessment will include:

1. Location plan of the subject property and property description.
2. Transportation context for horizon year and time periods for analysis.
3. Estimate of travel demand generated by the development.
4. Evaluation of transportation impacts of site-generated traffic demands.
5. Evaluation of the type of traffic being generated by the proposed development and the impacts to the road surface and structure.
6. Identification of transportation system and physical roadway improvements required to mitigate adverse impacts.
7. Assessment of impacts on adjacent land uses and existing travel patterns.
8. Assessments of parking and access issues.
9. Supporting data used in the analyses.





Cypress County MUNICIPAL DEVELOPMENT PLAN

